

MEMORANDUM



From: Ian Jones Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2021/0436

Date: 26-05-2021

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2021/0436, LAND SOUTH OF HOLT ROAD WREXHAM

CAIS AMLINELLOL AR GYFER ADEILADU HYD AT 600 DWELL, GYDA
TIRWEDDU CYMDEITHASOL, GOFOD AGORED CYHOEDDUS AC SEFYDLIAD
AR SAFLE, GYDA HOLL FATERION A GADWIR EITHRIO AR GYFER MYNEDIAD
SAFLE Y GOGLEDD / OUTLINE APPLICATION FOR THE CONSTRUCTION OF
UP TO 600 DWELLINGS, WITH ASSOCIATED LANDSCAPING, PUBLIC OPEN
SPACE AND ON-SITE INFRASTRUCTURE, WITH ALL MATTERS RESERVED
EXCEPT FOR THE NORTHERN SITE ACCESS

AIR QUALITY

The conclusions of a "negligible" impact on local air quality as detailed in report "AIR QUALITY ASSESSMENT on behalf of BARRATT HOMES AND BLOOR HOMES NORTH WEST for LAND SOUTH OF HOLT RD, WREXHAM, REPORT DATE: 15TH DECEMBER 2020, REPORT NUMBER: 101827V3" by Miller Goodall are accepted.

In addition I recommend that the dust management plan in Appendix G be conditioned so as to mitigate dust emissions from construction on nearby receptors.

I recommend that the Air quality condition be discharged.

A26N - TAN11 NOISE SURVEY ADVICE

The findings of report "NOISE ASSESSMENT on behalf of BARRATT HOMES AND BLOOR HOMES NORTH WEST for the site at LAND SOUTH OF HOLT ROAD, WREXHAM. REPORT DATE: 11TH DECEMBER 2018, REPORT NUMBER: 101826 (and the addendum TECHNICAL NOTE on behalf of BARTON WILMORE for the site at LAND SOUTH OF HOLT ROAD, WREXHAM. REPORT DATE: 9TH DECEMBER 2020 REPORT NUMBER: 101862-2 TECHNICAL NOTE) By miller Goodall are accepted. The report concludes that part of the site to the Northwest will fall under Noise Exposure Category C as defined in Technical Advice Note 11 which has following recommendation:

"Planning permission should not normally be granted. Where it is considered that permission should be given, for example, because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise".

Furthermore the report recommends that noise attenuation scheme, in the form of glazing and fencing, for the whole site should be developed as the master plan is finalised. Until this scheme is submitted and approved I recommend that this condition is not discharged.

A23N - BURNING OF WASTE ADVICE

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of such a notice can result in prosecution;

Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Planning & Regulatory Department on 01978 292 040 for further advice and information.

A22NA – CONSTRUCTION / DEMOLITION SITE NOISE

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292 040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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Head of Planning and Regulatory