

MEMORANDUM



From: Ian Jones Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2020/0354

Date: 18-08-2020

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2020/0354, LAND OFF HILLOCK LANE GRESFORD WREXHAM LL12 8YN

CAIS AMLINELLLOL (GYDA PHOB MATER WEDI'I GADW YN ÔL AC EITHRIO MYNEDIAD) AR GYFER HYD AT 109 O ANHEDDAU GYDA MYNEDIAD CYSYLLTIEDIG A GWELLIANNAU I'R BRIFFORDD / OUTLINE APPLICATION (ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR UP TO 109 DWELLINGS WITH ASSOCIATED ACCESS AND HIGHWAY IMPROVEMENTS

Environmental Protection

AIR QUALITY

The findings of BWB Report titled "NORRIS JONES DEVELOPMENTS LTD, LAND OFF HILLOCK LANE, GRESFORD, Air Quality Assessment, MCA2055" dated June 2020. Are accepted for Air Quality.

ZP11 - DUST MANAGEMENT SCHEME REQUIRED BY CONDITION

I recommend a condition requiring both the "Highly Recommended" and "Desirable" mitigation measures in both tables 7.1 and 7.2 of BWB Report titled "NORRIS JONES DEVELOPMENTS LTD, LAND OFF HILLOCK LANE, GRESFORD, Air Quality Assessment, MCA2055" dated June 2020. e conditioned as a dust management plan so as to protect the amenity of nearby residents..

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.

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.

A26N - TAN11 NOISE SURVEY ADVICE

The noise report by BWB titled "Land off Hillock Lane, Gresford, Wrexham, Noise Impact Assessment, MCA2055" dated June 2020 recommends noise mitigation for the buildings along Hillock Lane. I recommend that the measures detailed in section 5 (and table 5.1) of the above report be conditioned.

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Head of Planning and Regulatory