

MEMORANDUM



From: Ian Jones Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2020/0643

Date: 05-11-2020

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2020/0643, WILLOW COTTAGE PARK STREET RUABON WREXHAM

DYMCHWEL YR ADEILAD PRESENNOL A CHODI 8 ANNEDD AR WAHAN / DEMOLITION OF EXISTING BUILDING AND ERECTION OF 8 DETACHED DWELLINGS

ZP11 - DUST MANAGEMENT SCHEME REQUIRED BY CONDITION

I recommend the dust management plan titled Construction Site Impacts- Dust Management at Proposed development at Willow Cottage, Ruabon, LL14 6LE" b y Gower Homes and dated 6th October 2020 be conditioned on any planning permission that may be granted.

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.

AIR QUALITY

i. The development site is in close proximity to the A483. It is therefore likely that some areas of the site may be exposed to poorer air quality through traffic emissions.

No part of the development shall commence until an air quality assessment for the road traffic pollutants of Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀) has been carried out, submitted to and approved in writing by the Local Planning Authority. The assessment shall use appropriate modelling methods, as described in 'Local Air Quality Management Technical Guidance LAQM TG(16)'.

Prior to undertaking the modelling it is advised to contact the Council's air quality officer to discuss existing monitoring data that may be available and confirm which nearby receptors should be included in the assessment.

A26N - TAN11 NOISE SURVEY ADVICE

The noise report titled "Environmental Noise Survey, Willow Cottage, Ruabon, Wrexham" By AB Acoustics dated October 2020, makes several recommendation's about windows / glazing, mechanical vents and an acoustic barrier, which I recommend be conditioned on any planning permission that may be granted.

Note: Care should be taken in interpreting the requirements as for example an acoustic fence of 2000m height is recommended as opposed to 2000mm in height

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Head of Planning and Regulatory