

MEMORANDUM



From: Ian Jones Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2020/0649

Date: 27-11-2020

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2020/0649, FORMER SITE OF BRYMBO STEELWORKS BRYMBO WREXHAM

CANIATAD CYNLLUNIO AMLINELLLOL AR GYFER HYD AT 300 ANNEDD (DEFNYDD DOSBARTH C3), YSGOL GYNRADD (2 DDOSBARTH MYNEDIAD), CANOLFAN ARDAL FACH SY"N CYNNWYS HYD AT 1,395 MEDR SGWAR AR GYFER MANWERTHU, HYD AT 372 MEDR SGWAR AR GYFER DEFNYDD DOSBARTH A3 BWYTY/TY TAFARN, HYD AT 465 MEDR SGWAR AT DDEFNYDD DOSBARTH D1, ISADEILEDD GWYRDD AML-SWYDDOGAETH, GAN GYNNWYS MAN AGORED ANFFURFIOL, PWLL CASGLU D?R WYNEB, MYNEDIAD I GERBYDAU, PARCIO CEIR, GWAITH PEIRIANNEG, LLWYBRAU CYHOEDDUS AC ARDALOEDD MEDDAL A CHALED WEDI"U TIRLUNIO, GWASANAETHAU TANDDAEAROL, A"R HOLL WAITH GALLUOGI AC ATEGOL, GYDA"R HOLL FATERION WEDI"U CADW"N OL AC EITHRIO MYNEDIAD I GERBYDAU O FFORDD BRYMBO / OUTLINE PLANNING PERMISSION FOR UP TO 300 DWELLINGS (CLASS C3 USE), A PRIMARY SCHOOL (2-FORM ENTRY), SMALL DISTRICT CENTRE COMPRISING UP TO 1,395 SQ.M OF CLASS A1 RETAIL, UP TO 372 SQ.M OF CLASS A3 RESTAURANT / PUBLIC HOUSE, UP TO 465 SQ.M OF CLASS D1 USE, MULTI-FUNCTIONAL GREEN INFRASTRUCTURE, INCLUDING INFORMAL OPEN SPACE, SURFACE WATER ATTENUATION, VEHICLE ACCESSES, CAR PARKING, ENGINEERING WORKS, PUBLIC FOOTPATHS AND HARD AND SOFT LANDSCAPING, UNDERGROUND SERVICES, AND ALL ANCILLARY AND ENABLING WORKS, WITH ALL MATTERS RESERVED EXCEPT FOR VEHICULAR ACCESS FROM BRYMBO ROAD

AIR QUALITY

As the proposed development has the potential to bring increased traffic to the area an Air Quality assessment for the road traffic pollutants Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀) shall be carried out and submitted to the LPA for approval prior to any development taking place. The assessment shall use appropriate modelling methods, as described in 'Local Air Quality Management Technical Guidance LAQM TG(16)'. The report shall include an assessment of the Air Quality at the proposed development and on existing receptors near to the proposed development.

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

ZIP03 - (ODOUR) KITCHEN EXTRACTION DETAILS REQUIRED

As the application makes reference to A3 use I would also recommend this should the proposed school cook meals on site:

No part of the development shall commence until details of the means of ventilation for the extraction and dispersal of cooking smells, including details of its method of construction, odour control measures, its appearance and finish have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.

When designing such a system, it is recommended that reference to the following guidance should be made: EMAQ Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Update to the 2004 report prepared by NETCEN for DEFRA).

ZP16 -GREASE TRAPS

As the application makes reference to A3 use I would also recommend this should the proposed school cook meals on site:

Prior to first use of the development a suitable grease trap shall be provided in order to prevent entry into the public sewerage system of matter (cooking fats, oils and grease etc) likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents.

ZP04 - AIR HANDLING / EXTRACTION PLANT BS4142 ASSESSMENT

As the application makes reference to food store and carpark, should this include the use of air handling plant::

The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.

ZP09 - SOUNDPROOFING OF A BUILDING (BETWEEN FLOORS/WALLS)

The application makes reference to retail outlets with residential accommodation above:

No part of the development shall commence until a scheme of noise insulation and attenuation measures between the retail / commercial and residential use (in compliance with Building regulations guidance: part E - resistance to the passage of sound) has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first occupation / use of the development and shall thereafter be retained as such.

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.

ZP11 - DUST MANAGEMENT SCHEME REQUIRED BY CONDITION

No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.

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