

MEMORANDUM



From: Ian Jones Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2019/0814

Date: 18-11-2019

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2019/0814, THE FOUR DOGS BOX LANE WREXHAM LL12 8EF

FLAT ROOF EXTENSION TO THE REAR TO CREATE LARGER KITCHEN AREA, WITH EXTRACT, REMOVAL OF SIDE WINDOW AND DROPPING THE SILL INTO A "PERGO-TENDER" STRUCTURE WITH RETRACTABLE AWNING AND BI-FOLD DOORS, NEW CHILDREN'S PLAY AREA TO THE FRONT, FESTOON LIGHTING ON TIMBER POSTS, NEW PICKET FENCE, REMOVAL OF EXISTING METAL SMOKING SHELTER ALLOWING FOR NEW DOUBLE DOORS AND FORMATION OF NEW TIMBER ENTRANCE PERGOLA WITH LIGHTING

A28N - ILLUMINATION / LIGHTING STAT NUISANCE ADVICE

Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance then an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.

ZP03 - (ODOUR) KITCHEN EXTRACTION DETAILS REQUIRED

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.

ZP04 - AIR HANDLING / EXTRACTION PLANT BS4142 ASSESSMENT

The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) 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.

Environmental Protection - No Comments

The applicant is advised to contact the Council's Licensing Section regarding the proposed changes as they may necessitate amendments to the existing Premises Licence.

Contaminated Land - No Comments

No Comments

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Head of Planning and Environment