

MEMORANDUM



From:	Head of Housing and Public Protection	To:	Head of Community Wellbeing and Development
Our Ref:	WK/201513163	Your Ref:	P/2015/0777
Date:	9th November 2015		

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: Borrass Hall Borrass Hall Lane Borrass Wrexham LL13 9SG

Contaminated Land

Due to the potential for contamination issues as a result of historical use of the land in this area it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. I would recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

Condition

ZP01 CONTAMINATED LAND

ZP02 VERIFICATION REPORT - CONTAMINATED LAND

Note to Applicant

A11NA SITE CONTAMINATION

Environmental Protection

For the construction phase of the development the hours of operation should be restricted to those specified in Paragraph 4.2.4 of the Design and Access Statement.

If a substation is proposed for the operational phase of the development I recommend the following noise condition:

"Prior to the first use of the electricity substation an acoustic report assessing the impact shall be submitted to and approved in writing by the Local Planning Authority. The report shall address the issue of noise (including low frequency noise) and vibration from the station to ensure that there is no loss of amenity to residential or commercial properties. For residential accommodation The scheme shall ensure that the low frequency noise emitted from the substation is controlled so that it does not give rise to an exceedance of the Low Frequency Criterion Curve for the 10 to 160Hz third octave bands inside residential accommodation as described in The DEFRA Proposed Criteria for the Assessment of Low Frequency Noise Disturbance 2005. The equipment shall be maintained in a condition so that it complies with the levels and mitigation measures specified in the approved acoustic report, whenever it is operating. After installation of the approved plant no new plant shall be used without the written consent of the local planning authority"

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Head of Housing and Public Protection

Enc.