

MEMORANDUM



From: Head of Housing and Public Protection **To:** Head of Community Wellbeing and Development

Our Ref: WK/201107211 **Your Ref:** P/2011/0339

Date: 3rd June 2011

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: Minera Building Supplies Limited Five Crosses Ind Est Minera Wrexham LL11 3RD

Contaminated Land

Due to the potential for contamination issues as a result of historical use (commercial/industrial and metal mining) 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 condition 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

Construction Phase

Conditions

ZP06 PROTECTION OF AMENITY FROM NUISANCE
ZP11 DUST MANAGEMENT SCHEME REQUIRED BY CONDITION

Advice Notes

A21N EPA1990 NOISE NUISANCE ADVICE
A22N CoPA1974 CONSTRUCTION NOISE CONTROL ADVICE
A23N BURNING OF WASTE ADVICE
A24N DUST MANAGEMENT ADVICE (SCHEME REQUIRED BY CONDITION)

Operational phase

With planning use class B2 permission this development does have the potential to cause disturbance by way of noise. A noise restriction should therefore be included in any permission that may be granted.

In this respect I would recommend the following planning condition:

"Noise levels arising from the development shall not exceed 55dBLAeq(60min) between 08.00 hours to 19.00 hours, Monday to Saturday, as measured at the boundary of the site.

Noise levels arising from the development shall not exceed 45dBLAeq(15min) between 19.00 hours to 08.00 hours, on any day, as measured at the boundary of the site.

Noise levels arising from the development shall not exceed 50dBLAeq(60min) between 08.00 hours to 19.00 hours, on Sundays and Bank Holidays, as measured on the boundary of the site."

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Head of Housing and Public Protection

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