MEMORANDUM

wrexham
COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

From: Ian Jones
Public Protection Service Manager

To: Mathew Philips
Head of Service Planning
Development

Our Ref:

Your Ref: P/2025/0202

Date: 14-10-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0202, 13 UNIT 7 AND 9, QUEENSWAY INDUSTRIAL ESTATE, WREXHAM, LL13 8YR

CODI ADEILAD HOPRAN ASGLODION TANWYDD A GOSOD BOELER BIOMAS A FFLIW / ERECTION OF A FUEL CHIP HOPPER BUILDING AND INSTALLATION OF BIOMASS BOILER AND FLUE

INF22 – MINOR DEMOLITION CONSTRUCTION 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 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

INF23 - BURNING OF WASTE
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 the 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 Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

INF24 - DUST MANAGEMENT (SCHEME NOT REQUIRED BY CONDITION)
The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information

Noise

The provided information is sufficient to suggest that noise from the boiler being located in the main building is unlikely to affect any nearby sensitive receptors. However, insufficient information has been provided about the proposed fuel store building. Either the likely attenuation of the building or a detailed breakdown of the materials used in its construction should be provided. It is also noted that the roof of this building is tarpaulin which will not prevent any noise breakout and this should be considered in the overall context. The applicant should also confirm how the fuel is moved from this building into the boiler, for example does the fuel feed system link this proposed store to the main building housing the boiler or is the fuel transported to the boiler by another means? Details of how this is done should be provided to demonstrate that any noise from this activity will not disturb nearby sensitive receptors, especially during night hours if the boiler is in operation then.

Environmental Protection – Comments - Advice to applicant:
1) Noise has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If noise is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the boiler housing, chip storage and refuelling.

2) Smoke has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If smoke 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.

3) The application site is within a smoke control area. Under the Clean Air Act 1990 restrictions are placed on the type of equipment and/or fuel that may be used in these areas. The applicant is advised to familiarise themselves with the requirements of this Act. For further information please contact healthandhousing@wrexham.gov.uk.

p.p. 

Ian Jones
Public Protection Service Manager