wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
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MEMORANDUM

From: **Ian Jones**
Head of Service Public Protection

To: **Matthew Phillips**
Head of Service Planning Development

Our Ref:

Your Ref: P/2025/0697

Date: 15-10-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0697, LAND AT WREXHAM GENERAL RAILWAY STATION, STATION APPROACH, WREXHAM, LL11 2AA

CAIS CYNLLUNIO HYBRID: A) CANIATÂD CYNLLUNIO LLAWN AR GYFER NEWID DEFNYDD O WARWS I DDOSBARTH B2 (BRAGDY) A NEWID DEFNYDD O ADEILAD I AMGUEDDFA/BAR CWRW/BWYTY/SIOP, A B) AMLINELLU CANIATÂD CYNLLUNIO AR GYFER ADEILAD SWYDDFA FASNACHOL NEWYDD, CREU ARDAL GYHOEDDUS A THIRLUNIO, GWELLIANNAU HYGYRCHEDD GAN GYNNWYS SEILWAITH PRIFFYRDD NEWYDD A PHONT DROED I GERDDWYR, CYFLEUSTERAU PARCIO A MAN GOLLWNG I FYSUS/TACSIS (CEDWIR RHAI MATERION) / HYBRID PLANNING APPLICATION: A) FULL PLANNING PERMISSION FOR CHANGE OF USE OF WAREHOUSE TO CLASS B2 (BREWERY) AND THE CHANGE OF USE OF BUILDING TO A MUSEUM/TAPROOM/RESTAURANT/SHOP, AND B) OUTLINE PLANNING PERMISSION FOR A NEW COMMERCIAL OFFICE BUILDING, CREATION OF PUBLIC REALM AND LANDSCAPING, ACCESSIBILITY IMPROVEMENTS INCLUDING NEW HIGHWAY INFRASTRUCTURE AND PEDESTRIAN FOOTBRIDGE, PARKING FACILITIES AND COACH/TAXI DROP OFF (SOME MATTERS RESERVED)

EN04 - (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 system design shall have regard to the guidance set out in EMAQ Report - Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Update to the 2004 report prepared by NETCEN for DEFRA). The approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.

EN14 - GREASE TRAPS

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. The grease trap shall thereafter be permanently retained in a working condition.

INF29 - FOOD PEMISES – FOG ADVICE

Guidance on best management practice for catering outlet for the dispersal of fats, oils, grease and food waste, as issued by Water UK is available by contacting the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 298989 for further advice and information.

INF26 - ILLUMINATION / LIGHTING 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 than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting. INF30 - FOOD HYGIENE REGULATIONS

You are advised that the premises should comply with the relevant Food Hygiene Legislation, and you are advised to contact Council's Food & Farming Team on foodandfarming@wrexham.gov.uk or 01978 298989 for further advice and information.

RPT 2 - REPORT REQUIRED

(WCBC 53)

So as to protect the amenity of nearby residents I recommend details of odour control techniques to be employed by the brewery be required prior to determination:

A detailed report of the odour levels arising from the development and any associated plant, together with measures of control, shall be submitted to, any approved in writing by, the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development and shall remain for the life of the development.

Note this would be in addition to an odour assessment for any cooking smells associated with the proposed restaurant.

EN13 - EXTERNAL LIGHTING

No part of the development shall commence until a scheme of external lighting has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall have regard to best practice guidance provided by the Institution of Lighting

Professionals (https://www.theilp.org.uk/resources/free-resources/ilp-guidance notes/). The external lighting scheme as required must include the following:

a) Location and height of proposed lighting,

b) An Isolux diagram for the proposed lighting scheme to a distance that includes sensitive premises, and

c) Design of columns and any proposed hoods.

The lighting shall be installed in strict accordance with the scheme as is approved prior to first use of the development, and shall thereafter be permanently retained in a fully operational condition.

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.

RPT1 - REPORT REVIEW

Air Quality

Repot 'Wrexham Gateway, Eastern Zone. Wrexham. Wrexham County Borough

Council. AIR QUALITY, AIR QUALITY ASSESSMENT REVISION 03 – 03 JULY 2025' by Hoare Lea has considered the construction an operational phase of the proposal.

Construction phase: Has identified that there are risks of dust soiling in the locality without mitigation. A detailed scheme of mitigation in line with the institute of Air Quality Managment has been proposed in Appendix 3. The report has recommended that a dust management plan be required and approved prior to works commencing. I therefore recommend the inclusion of the below condition on any planning permission:

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 scheme shall incorporate at a minimum, the recommendations detailed in Appendix 3 of report 'Wrexham Gateway, Eastern Zone. Wrexham Revision 03 dated 03 July 2025', The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.

Operational phase: Has modeled that there will be no exceedance of the relevant air quality limit values and therefore no mitigation is required. This conclusion is accepted.

With the inclusion of the above construction phase dust management plan condition I have no objection to this proposal on the basis of Ari Quality.

Noise

Report 'Wrexham Gateway Eastern Zone. Wrexham. Wrexham County Borough Council. ACOUSTICS NOISE ASSESSMENT PLANNING REPORT REVISION 02 – 03 JULY 2025' by Hoare Lea has assessed the existing noise background in line with guidance and set nose limits for fixed plant, equipment and machinery associated with the office as detailed in Table 2:

Daytime (07 to 23:00 = 42 dBa

Nighttime (23:00 to 07:00) = 32 dBa

The report has made the following comment (paragraph 4.3:

Future noise survey works.

The survey detailed above is considered suitable for setting plant noise limits associated with the proposed new office building.

To ensure robust noise limits for sensitive receptors closer to the proposed brewery and museum / taproom, a further noise survey is recommended with additional noise monitoring around the northern extent of the site.

The report then made some outline mitigation recommendations for the proposed Brewery and Taproom / museum. However, it is expected that these would be detailed along with supporting evidence in subsequent reports.

I recommend that the above noise limits be conditioned for the proposed office building and that further noise assessments be required to set acceptable noise limits and propose mitigation if warranted for the brewery and taproom / museum.

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Head of Service Public Protection