

MEMORANDUM



From: Chief Housing and Public Protection Officer

To: Chief Planning Officer

Our Ref: WK/201002575

Your Ref: JS/P/2010/0037

Date: 11th February 2010

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: Abenbury Way Wrexham Industrial Estate Wrexham

Contaminated Land

No comments

Public Health

No comments

Environmental Protection

As there are residential properties within 300 metres of the development consideration should be given to the environmental impact of noise generated by the operation of the development. The unit has a number of openings (doors and windows) around it and should these be left open to ventilate the premises during operation then there is a possibility of noise being emitted.

Whilst the proposal might cause little disturbance to these properties during 'normal' industrial estate operating times - i.e. Monday - Friday daytime hours, there is a possibility that 'peak' operating hours for the karting centre - i.e. evenings and weekends - might cause noise nuisance.

The applicant shall therefore submit a noise impact assessment detailing the expected noise levels arising from the proposed activity with attention given in particular to the nearby residential properties. The report shall include full details of all proposed noise mitigation measures.

Health & Safety

The application does not contain sufficient information for me to comment in detail. The applicant should be advised to contact health and safety enforcement on tel. 01978 813717 (Paul Osborne) to discuss the proposals in more detail and provide additional information in respect of the following issues:

Ventilation arrangements (indoor air quality/exhaust gases/Carbon monoxide)

Barrier specification/standard

Uprights & potential for structural damage to building

Segregation (of karts from pedestrians)

Kart specification / fuel type / electronic safety systems

Noise risk assessment

Source of competent health and safety advice used by applicant & any recognised safety guidelines to be followed (e.g. for track design)

Fire exits & fire precautions to be agreed with Fire Officer

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Chief Housing and Public Protection Officer