

MEMORANDUM



From: Chief Housing and Public
Protection Officer

To: Chief Planning Officer

Our Ref: WK/201003931

Your Ref: SJG/P/2010/0082

Date: 11th February 2010

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: HSS Hire Shop 74-82 Smithfield Road Wrexham LL13 8EP

Health and Safety

No comments

Contaminated Land

No comments

Environmental Protection

Dust Condition

The demolition and construction phases of the development have the potential to cause dust nuisance to residential properties situated nearby. I therefore recommend that the following condition should be incorporated into any permission that may be granted:

"The Applicant shall submit an appropriate dust management scheme to the Planning Department prior to the commencement of the development. The dust mitigation measures detailed in the scheme shall be implemented for the duration of the construction phase."

Construction Noise Condition

Consideration should also be given to the environmental impact of noise generated by the construction phase of the development.

I therefore recommend that the following condition should be incorporated into any planning permission that may be granted:

"All works, ancillary operations and the use of plant and machinery which are audible at the site boundary shall be carried out only between 07.30 hours to 18.00 hours Monday to Friday, between 08.00 hours to 14.00 hours on Saturdays, and at no time on Sundays and Bank Holidays"

Applicants should note that the Council has the option to control construction site noise by means of a Control of Pollution Act 1974, Section 60, Notice, where deemed necessary

Smoke Condition

To ensure that smoke nuisance is not caused to neighbouring properties from waste burning activities, I recommend that the following condition should be incorporated into any permission that may be granted:

"There shall be no bonfires on the site, to include the prohibition of the burning of cleared vegetation."

.....
Chief Housing and Public Protection Officer