wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
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MEMORANDUM

From: **Roger Mapleson** **To:** **Matthew Phillips**

Head of Service Public Protection **Head of Service Planning Development**

Our Ref: **Your Ref: P/2026/0019**

Date: 26-01-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0019, UNIT A, CROESNEWYDD ROAD, WREXHAM, LL13 7TB

NEWID DEFNYDD ADEILAD O DDOSBARTH B8 (STORIO A DOSBARTHU) I DDOSBARTH A1/A3 CYMYSG (MANWERTHU) A GWAITH CYSYLLTIEDIG / CHANGE OF USE OF BUILDING FROM CLASS B8 (STORAGE AND DISTRIBUTION) TO MIXED CLASS A1/A3 (RETAIL) AND ASSOCIATED WORKS

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.

RPT 2 - REPORT REQUIRED

(WCBC 53)

No part of the development shall commence until a noise survey has been carried out and a detailed report of the survey findings has been submitted to and approved in writing by the Local Planning Authority. The noise survey shall determine noise levels for both Day (07:00–23:00) and Night (23:00–07:00), having regard to Planning Policy Wales and Technical Advice Note 11 (Noise). The report shall include:

a) measured and predicted noise levels arising from operational activities associated with the proposed A1/A3 use (including customer activity, deliveries, waste collections, and any extraction/ventilation plant), and any associated vehicle movements, plant or equipment, and the impact upon the existing accommodation and

b) a detailed scheme of noise insulation and/or attenuation measures designed to safeguard the amenity of the existing occupants.

The noise survey and report shall be prepared by a suitably qualified acoustic consultant and shall apply BS 4142:2014 + A1:2019 for rating commercial/plant/activity noise and BS 8233:2014 for internal and external amenity guidance. The report shall include instrumentation/calibration details, measurement logs, site plans showing measurement and receptor locations, attended measurements during representative peak activity (including delivery and customer peak periods), and predicted post-mitigation levels.

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.

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.

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.

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Head of Service Public Protection