wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

MEMORANDUM

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

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

Our Ref: **Your Ref: P/2026/0021**

Date: 26-01-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0021, THE BARN, TREVALYN, ROSSETT, WREXHAM, LL12 0BT

NEWID DEFNYDD YSGUBOR I'W DDEFNYDDIIO AR GYFER STABLAU/CYFARPAR MARCHOGAETH GAN GYNNWYS ESTYNIAD I'R YSGUBOR BRESENNOL / CHANGE OF USE OF BARN TO STABLES/EQUESTRIAN USE INCLUDING EXTENSION TO EXISTING BARN

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.

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.

EN08 - NOISE SURVEY

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 day and nighttime activities associated with the proposed equestrian use and any associated vehicle movements, plant or equipment, and the impact upon the existing accommodation (Meadow Farmhouse and Honeyblossom House as specific receptor locations); and

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

INF28 - HORSE SHELTERS

There should be no burning of manure and soiled horse bedding at the site.

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.

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Head of Service Public Protection