wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

MEMORANDUM

From: **Roger Mapleson**
Head of Service Public Protection

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

Our Ref:

Your Ref: P/2026/0251

Date: 01-05-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0251, CROESHOWELL COTTAGE, CROESHOWELL LANE, BURTON, ROSSETT, WREXHAM, LL12 0LB

NEWID DEFNYDD O GAREJ DDWBL/CAMPFA I FFLAT LLAWR CYNTAF (DOSBARTH C3b) AC YSTAFELL GEMAU LLAWR GWAELOD GAN GYNNWYS CREU BALCONI / CHANGE OF USE FROM DOUBLE GARAGE/GYM TO FIRST FLOOR FLAT (CLASS C3b) AND GROUND FLOOR GAMES ROOM INCLUDING CREATION OF BALCONY

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.

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.

Environmental Protection - No Comments

Public Protection has no objections to the proposal, provided that the supported living use remains low-intensity and appropriately managed, as described within the submitted documentation.

It is recommended that sound insulation is installed between the ground-floor games room and the first-floor flat prior to occupation, with the sound insulation scheme to be designed and installed in accordance with Building Regulations Approved Document E.

Details shall be submitted to and approved by the Local Planning Authority, implemented in full prior to first occupation, and retained thereafter.

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Head of Service Public Protection