wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
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MEMORANDUM

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

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

Our Ref:

Your Ref: P/2026/0263

Date: 14-05-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0263, NORISH LTD, ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UG

CODI 2 ADEILAD SIAMBR RHEWGELL CHWYTH, ADEILAD ATEGOL A GWAITH CYSYLLTIEDIG / ERECTION OF 2 NO BLAST FREEZER CHAMBER BUILDINGS, ANCILLARY PLANT BUILDING AND ASSOCIATED WORKS

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.

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.

RPT 2 - REPORT REQUIRED

(WCBC 53)

Prior to the commencement of development, a noise survey shall be undertaken, and a detailed Noise Assessment Report shall be submitted to and approved in writing by the Local Planning Authority.

The noise survey shall assess existing noise levels during both daytime (07:00–23:00 hours) and night-time (23:00–07:00 hours) periods, having regard to Planning Policy Wales (PPW) and Technical Advice Note 11: Noise, or any subsequent revisions.

The Noise Assessment Report shall include the following:

a) An assessment of existing noise levels arising from daytime and night-time activities in the vicinity of the site, together with noise modelling to predict the likely noise levels generated by the proposed development and the impact on the nearest sensitive receptors.

b) Where the modelling identifies a potential noise nuisance to existing receptors, a detailed scheme of noise insulation and/or attenuation measures shall be submitted to prevent an adverse noise impact.

The assessment shall also take account of the Agent of Change principle, in accordance with Planning Policy Wales (Edition 12), particularly where any existing business may generate internal or external noise that could affect the proposed development. Where appropriate and reasonable, mitigation measures to reduce or mitigate potential nuisance from existing noise sources shall be proposed and documented.

The approved mitigation measures shall be implemented in full prior to first occupation of the development and shall thereafter be retained.

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Head of Service Public Protection