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COUNTY BOROUGH COUNCIL
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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/2026/0574**

Date: 21-09-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0574, THE TROTTING MARE INN, KNOLTON, OVERTON, WREXHAM, LL13 0LE

NEWID DEFNYDD TŶ TAFARN YN LLETY GWYLIAU (4 UNEDAU) A PHOB GWAITH CYSYLLTIEDIG / CHANGE OF USE OF PUBLIC HOUSE TO HOLIDAY ACCOMMODATION (4 UNITS) AND ALL ASSOCIATED WORKS

RPT 2 - REPORT REQUIRED

(WCBC 53)

Due to the location of the proposal adjacent to the A528 and the creation of four holiday accommodation units within an existing building, Public Protection is unable to make a recommendation without an Acoustic Assessment which demonstrates that future occupants will be afforded an acceptable standard of amenity and that adequate sound insulation measures are incorporated within the development.

An Acoustic Assessment shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall:

a) Assess existing environmental noise levels affecting the proposed holiday accommodation, including road traffic noise and any other significant noise sources.

b) Demonstrate that suitable internal noise levels can be achieved in accordance with BS 8233:2014+A1:2024 Guidance on Sound Insulation and Noise Reduction for Buildings and the principles of TAN 11: Noise.

c) Assess airborne and impact sound transmission between the proposed holiday accommodation units.

d) Provide details of sound insulation measures for walls, floors, ceilings, windows, doors and ventilation systems.

Until the above information is provided to demonstrate that acceptable internal living conditions can be achieved for future occupants and that adequate sound insulation will be provided between the proposed holiday accommodation units, Public Protection is unable to fully assess the potential noise implications of the development

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.

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.

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Head of Service Public Protection