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/2026/0605

Date: 02-10-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0605, 10 FFORDD CAERFYRDDIN, WREXHAM, LL11 2LD

MATERION A GADWYD YN ÔL YN DILYN CANIATÂD CAIS AMLINELLOL P/2022/0287 (MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) – CODI ANNEDD / RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2022/0287 (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) – ERECTION OF DWELLING

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.

RPT1 - REPORT REVIEW

Public Protection has reviewed the submitted Residential Noise Mitigation Scheme prepared by NOVA Acoustics Ltd (Ref: NP-014563, dated 27/07/2026) in support of the requirements of Condition 4 attached to outline planning permission P/2022/0287.

The assessment identifies road traffic noise from the A483 as the principal noise source affecting the site and concludes that, subject to the recommended mitigation measures being incorporated into the development, the proposed dwelling can achieve the relevant internal noise criteria contained within BS8233:2014.

The report recommends enhanced glazing, acoustic trickle ventilation, suitable external wall and roof constructions, and retention of the existing acoustic screening arrangement. Public Protection is satisfied that the proposed mitigation measures are acceptable in principle.

Public Protection has no objection to the application subject to the following condition:

Noise Mitigation Verification

Prior to first occupation of the dwelling, a verification report shall be submitted to and approved in writing by the Local Planning Authority demonstrating that all noise mitigation measures identified within the approved Residential Noise Mitigation Scheme have been fully installed and completed in accordance with the approved specifications. The report shall include details of the glazing, ventilation and any acoustic screening measures incorporated within the development and shall be prepared by a suitably qualified acoustic consultant.

Reason: To ensure that the approved acoustic mitigation measures have been implemented and that future occupiers are protected from unacceptable levels of transportation 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