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/2026/0660**

**Date:** 28-10-2026

**Town and Country Planning Act 1990**

**Town and Country Planning (General Development Procedure) Order 1996**

**Re: P/2026/0660, THE BUNGALOW, OLD LIME KILNS, HOLYHEAD ROAD, FRONCYSYLLTE, LLANGOLLEN, LL20 7RA**

**TRAWSNEWID ADEILAD ALLANOL PRESENNOL I SIOP GYFLEISTRA / CONVERSION OF EXISTING OUTBUILDING TO CONVENIENCE STORE**

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 application and supporting information.

The proposal relates to the conversion of an existing outbuilding to a convenience store. Having regard to the scale of the development and the relationship between the proposed retail unit and The Bungalow, no objection is raised to the proposal, subject to the imposition of a condition to protect the amenities of future occupiers of the adjoining residential property.

**Recommended Condition**

The convenience store hereby permitted shall only operate whilst it remains within the same ownership and control as The Bungalow, Holyhead Road, Froncysyllte.

In the event that separate ownership or control of the convenience store and The Bungalow is proposed, the retail use shall cease unless and until an assessment of the potential effects of the development on residential amenity, including noise and disturbance arising from the operation of the convenience store, has been submitted to and approved in writing by the Local Planning Authority. Any mitigation measures identified within the approved assessment shall be implemented in full prior to the continuation of the retail use and retained thereafter.

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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.

INF30 - FOOD HYGIENE REGULATIONS

You are advised that the premises should comply with the relevant Food Hygiene Legislation, and you are advised to contact Council's Food & Farming Team on foodandfarming@wrexham.gov.uk or 01978 298989 for further advice and information.

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**