wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
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MEMORANDUM

From: **Ian Jones**
Head of Service Public Protection

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

Our Ref:

Your Ref: P/2024/1264

Date: 02-10-2024

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2024/1264, 24-28 REGENT STREET, WREXHAM, LL11 1SE

GOSOD UNED DOSBARTHU AER ALLANOL NEWYDD YN LLE'R UN PRESENNOL I DO FFLAT Y LLAWR CYNTAF / REPLACEMENT EXTERNAL AIR HANDLING UNIT TO FIRST FLOOR FLAT ROOF

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

Report 'Lloyds Bank, Regent Street, Wrexham, Plant Noise Impact Assessment' Project Reference: 92406 Dated 21st June 2024 by Noise Solutions Ltd. has measured the existing background noise near the proposal and modeled the impact from the proposed air handling plant. The report has adopted the criteria that noise from the plant should not exceed the background levels which this Department supports. The report has discounted night time modelling stating that the plant will not run at night.

The report has modelled that the the air handling plant will be lower than the background level at each three receptor during the day, though it is unclear why Table 5 has increased the background level from 45 dB to 50 dB at receptor R3 (office windows on adjacent property). However, the predicted plant noise levels are still lower than the 45 dB LAeq background.

The findings and conclusions of the report are accepted. I recommend the following planning condition

Noise levels from the air handling plant shall not exceed 45 dB LAeq15min (freefield) during the day time (07:00 to 23:00) and 40 dB LAeq15min (freefield) at night time (23:00 to 07:00) at sensitive receptors using the methodology described in BS4142.

Note:. As stated above the unit is not expected to run at night, however, the above condition will restrict noise from air handling plant in the event it is run. If the applicant or Planning Department would prefer the condition prevents use at night this section will support it.

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Head of Service Public Protection