wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

MEMORANDUM

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

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

Our Ref:

Your Ref: **P/2024/1237**

Date: 14-10-2024

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2024/1237, LAND NORTH AND SOUTH OF, RUTHIN ROAD, COEDPOETH, WREXHAM

DATBLYGIAD O ARWYDDOCÂD CENEDLAETHOL AR GYFER ADEILADU, GWEITHREDU A CHYNNAL A CHADW GORSAF CYNHYRCHU TRYDAN SOLAR FFOTOFOLTÄIG, SYSTEM STORIO YNNI BATRI ("BESS"), GWRTHDROYDDION, TRAWSNEWIDWYR, CEBLAU, IS-ORSAFOEDD, TRACIAU MYNEDIAD, TIRLUNIO, ARDALOEDD GWELLA ECOLEGOL A DATBLYGIAD ATODOL CYSYLLTIEDIG/DEVELOPMENT OF NATIONAL SIGNIFIANCE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A SOLAR PHOTOVOLTAIC ELECTRICITY GENERATING STATION, A BATTERY ENERGY STORAGE SYSTEM ("BESS"), INVERTERS, TRANSFORMERS, CABLING, SUBSTATIONS, ACCESS TRACKS, LANDSCAPING, ECOOGICAL ENHANCEMENT AREAS AND ASSOCIATED ANCILLARY DEVELOPMENT

RPT1 - REPORT REVIEW

Report ' Plas Power Estate Noise Impact Assessment.' ref: JAT2074 Dated February 2024 by PS Environment accompanied the application for which I make the following comments:

1) The map in Appendix A does not appear to include the monitoring locations as stated in paragraph 4.12. A map with the monitoring locations is required so as assess their appropriateness. A description of why these locations were chosen for monitoring should also be provided.

2) The report identifies that two monitors of the six failed and comments that sufficient long term data was however obtained. Further details to justify this statement should be provided.

3) The report states that noise modelling was based on 'Indicative Site Layout Plan (Solar and Battery) Drawing ref: LP2-PDL), Document Ref: 2.02' though this does not appear to have been included with the report.

4) Section 5.4 discusses the sensitivity of receptors with a number of elements predicted to be already incorporated into the design of premises.

The report has modelled that two properties (Bersham Bank and Bersham Lodge) will experience noise at above background levels between 23:00 and 05:00, though has concluded that this is below the adverse impact level as defined in BS4142.

Further details are required before this section is able accept a level greater than background noise levels at sensitive receptors. In relation to these properties details should be provided:

a) What is the orientation of the noise sources in relation to these properties?

b) What is the layout of the property if a bedroom is likely to be the location affected by the night time noise, does it face the source?

c) Can either be mitigated by targeted mitigation for example change in the orientation of the noise source, If bedrooms on the properties are in direct line of sight to the noise source/s can attenuation be created (e.g. barriers on site; specific attenuation with glazing and ventilation separately?

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Head of Service Public Protection