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/2024/1588

Date: 03-12-2024

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2024/1588, UNITS 4 TO 6, WYNNSTAY TECHNOLOGY PARK, RUABON, WREXHAM

NEWID DEFNYDD ADEILADA O DDOSBARTH B1 (BUSNES) I DDOSBARTH B8 (STORFA A DOSBARTHU) AC ADDASIADAU ALLANOL / CHANGE OF USE OF BUILDING FROM CLASS B1 (BUSINESS) TO CLASS B8 (STORAGE AND DISTRIBUTION) AND EXTERNAL ALTERATIONS

RPT 2 - REPORT REQUIRED

Due to the presence of approved residential estate to the north of this application this section recommends a noise report be requested a a pre determination requirement:

A noise survey shall be carried out, and a detailed report of the survey findings submitted to, and approved in writing by, the Local Planning Authority. The noise survey shall determine noise levels for both Day (07:00 – 23:00 hours) and Night (23:00 – 07:00 hours) as applicable, having regard to Planning Policy Wales (PPW) Guidance, Technical Advice Note (TAN) 11 – Noise. The report of the noise survey findings shall include:

a)Noise levels arising from day / night time activities in the vicinity of the proposed development site and the impact upon the approved residential accommodation, and

b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the approved residential accommodation

It is noted that there is a separate application (P/2024/01589) for two air source heats pumps. If these are included in this report they should be considered in combination witht his proposal as well as on their own given that they are a sepeate applicantion.

Environmental Protection - No Comments

So as to protect the amenity of the future residents of the approved housing estate to the north I recommend that opening times of this application be conditioned on any planning permission. Unless the requested noise report can demonstrate that there will be no noise impact fom delivereies I would also advised that delivery / dispatch time's also be conditioned to 07:30 to 18:00 Monday to Friday.

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Head of Service Public Protection