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/2024/1193**

Date: 18-12-2024

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2024/1193, LAND OPPOSITE ST PETERS CLOSE, LLAY NEW ROAD, NEW RHOSROBIN, RHOSROBIN

RHYDDHAU AMOD 3 (SAMPLAU), 4 (TIRLUNIO), 8 (DATGANIAD O DDULLIAU ADEILADU), 9 A 10 (ARCHEOLEG),11 (HALOGIAD), 13 (DATGANIAD O DDULLIAU COEDYDDIAETH), 15 (GOLEUADAU), 16 (ECOLEG), 17 (DRAENIO), 18 (DRAENIO), 20 (ECOLEG) A 21 (SYLFEINI) CANIATÂD CYNLLUNIO P/2021/1057 / DISCHARGE OF CONDITIONS 3 (SAMPLES), 4 (LANDSCAPING), 8 (CONSTRUCTION METHOD STATEMENT), 9 AND 10 (ARCHAEOLOGY), 11 (CONTAMINATION), 13 (ARBORICULTURAL METHOD STATEMENT), 15 (LIGHTING), 16 (ECOLOGY), 17 (DRAINAGE), 18 (DRAINAGE), 20 (ECOLOGY) AND 21 (FOUNDATIONS) OF PLANNING PERMISSION P/2021/1057

RPT1 - REPORT REVIEW

The lighting scheme reference 23830-D-01 Rev C by Harttron is acceptable as relates to impact on residential amenity. However, I recommend Highways also be consulted to confirm the design complies with relevant

standards. On the basis of impact on human receptors I support the discharge of condition 15.

Noise report 'LAND AT LLAY, NEW ROAD, RHOSROBIN - PROPOSED RESIDENTIAL DEVELOPMENT NOISE ASSESSMENT' Ref: P21-297-R01v03. Dated November 2021 by Hepworth Acoustics has considered the impact of railway noise on the proposal residential accommodation. The report has demonstrated that during the day time (07:00 to 23:00) the levels will be within Noise Exposure Category (NEC) A of TAN 11 and therefore no mitigation is required. However, night time noise levels (23:00 to 07:00) are shown to be within NEC B and therefore require mitigation. The report has proposed a scheme of mitigation in Chapter 4 so as to ensure the residential accommodation is in compliance with BS 8233 (Guidance on sound insulation and noise reduction for buildings). BS8233 also defines a limit for external amenity and the report has shown that the lower desirable limit will be exceeded without mitigation which has been detailed in the report. The findings and recommendations of this report are accepted and I receomend condtioin 8 is discharged.

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Head of Service Public Protection