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/2025/0244**

Date: 26-03-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0244, LAND TO THE SOUTH WEST OF THE OLD BLACK HORSE PUBLIC HOUSE, HIGH STREET, RHOSTYLLEN, WREXHAM, LL14 4AG

ADEILADU 4 ANNEDD / ERECTION OF 4 DWELLINGS

EN08 - NOISE SURVEY

Thenoise report supplied with the application is very limited in its scope anddetail. It cannot be considered as a suitable report in the context of thisapplication.

Thereis no reference, nor consideration for any noise sources other than people inthe garden area. It dismisses potential noise from either the Live or RecordedMusic currently permitted under the licence until midnight Sunday to Thursdayor 1am Friday and Saturday. There was a single complaint from a residentregarding loud music noise however this was some time ago. It is not knownwhether regular live music is currently provided at the premises, however theydo hold a licence to provide this and therefore this matter should be takeninto account. If they are not providing live music currently this doesn’tpreclude them resuming at a later time.

Issues of concern

NationalPlanning Policy Framework (England) [NPPF] is not applicable in Wales. PlanningPolicy Wales (PPW) (2024) sets out the land use planning policies of the WelshGovernment. It is supplemented by a series of Technical Advice Notes (TANs),Welsh Government Circulars, and policy clarification letters, which togetherwith PPW provide the national planning policy framework for Wales. PPW, theTANs1, MTANs2 and policy clarification letters3 comprise national planningpolicy.

Patronnoise in garden is identified as critical noise exposure however the reportsuggests that the noise monitoring occurred between January and March thisyear. Clearly the greatest impact of noise (and therefore assessment either bymeasurement or calculation) should be when the beer garden is in use.

Noassessment of Live or Recorded Music in Noise although the pub has 00:00hrslicence Sun - Thursday and 01:00 Friday and Sat. No consideration of low freq(Bass) music frequencies which are dominant and can penetrate into adjoiningproperty easily.

Theconsultant predict a 10 dB attenuation for a barrier. Noise barriers are mosteffective when they are very tall, or contain significant mass (brick or veryheavy timber). There is no justification why this figure has been used. Thisassumes the greatest attenuation performance likely to be achieved for the mosteffective barrier. Unless the barrier is very tall the maximum achievableattenuation would be 5dB and most likely less than this in this situation. Ifthe consultants can provide evidence of the design of any such barrier we willconsider whether this is an appropriate approach.

Noconsideration for car park noise (banging car doors or shouting). One of thegreatest noise sources from licence premises can be from patrons, particularlyon leaving the premises late at night. No assessment of potential impact fromthis noise source has been included. I note that the car park is effectivelynext to the bedroom 1 of the proposed single story dwelling. This must beconsidered prior to any determination of the application.

……

Head of Service Public Protection