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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/2025/0176

Date: 06-05-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0176, UNITS 4-6, WYNNSTAY INDUSTRIAL ESTATE, RUABON, LL14 6EN

Amended Description - NEWIDIADAU MAN ALLANOL / MINOR 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

Environmental Protection - No Comments

So as to protect the amenity of the 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 from deliveries and or dispatch.

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Head of Service Public Protection