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/2025/0292**

Date: 06-05-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0292, MIDDLE SONTLEY FARM, MIDDLE SONTLEY, WREXHAM, LL13 0YP

EWID DEFNYDD O YSGUBOR I GYFLEUSTER GOFAL DYDD A THORRI GWALLT CŴN / CHANGE OF USE OF BARN TO DOG DAYCARE AND GROOMING FACILITY

RPT 2 - REPORT REQUIRED

Due to the presence of residential receptors near to the proposal. This section is unable to make a recommendation without a noise report and I recommend that one be requested predetermination:

As there is no specific methodology for determining the impact of barking dogs the report should confirm to the general principles of:

A noise survey has been carried out, and a detailed report of the survey findings shall be 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, if applicable, Night (23:00 – 07:00 hours), 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 existing residential accommodation, and

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

In particular the report shall confirm:

1) That the fabric of the proposed building is sufficient to prevent noise breakout from the intended up to 30 dogs.

2) Noise levels from the proposed external exercise area area and mitigation as required.

I further recommend the applicant provides a management plan that discuses how any adverse impact from the proposed activity will be controlled. With a view to this being conditioned on any planning permission.

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Head of Service Public Protection