



MEMORANDUM

From: Ian Jones

**Head of Service Public Protection
Service Planning Development**

Our Ref:

Date: 15-12-2023

To: Matthew Phillips

Head of

Your Ref: P/2023/0800

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2023/0800, LAND AT BANGOR ROAD JOHNSTOWN WREXHAM

RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2020/0210, FOR A MIXED USE RESIDENTIAL, BUSINESS, INDUSTRIAL, STORAGE AND DISTRIBUTION AND RETAIL DEVELOPMENT (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) / MATERION A GADWYD YN ÔL SY'N YMWNEUD Â CHANIATÂD CYNLLUNIO AMLINELLOL P/2020/0210, AR GYFER DATBLYGIAD DEFNYDD CYMYSG PRESWYL, BUSNES, DIWYDIANNOL, STORIO A DOSBARTHU A MANWERTHU (EDRYCHIAD, TIRLUNIO, CYNLLUN A GRADDFA).

RPT1 - REPORT REVIEW

Report 'Hafod Road, Johnstown, Noise Impact Assessment' By Wardell-Armstrong dated November 2023 has identified the potential for noise disturbance at sensitive receptors and makes the following mitigation recommendations:

Construction phase noise:

Section 8.2 among the mitigation methods detailed the following comment is made 'Adherence to any time limits imposed on noisy works by the local authority. So as to protect the amenity of sensitive receptors I recommend the following:

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. There shall be no works outside of these times without prior approval by the LPA.

Construction phase vibration

The report suggests that piling may be necessary though is unable to confirm this at the time of writing. The comment is made that a strategy to control vibration and presumably noise, will be implemented should this activity be identified as necessary. Should this be the case I recommend that approval of any scheme be sought from the LPA prior to any piling operations.

Internal noise levels (of residences).

The report states that mitigation will be required at certain properties so as to achieve the noise levels recommended in BS8233 and details attenuation required from any of glazing. Further the report states that alternative venting for some affect properties may be required and I recommend that such be confirmed as appropriate with Building Control.

Proposed Commercial Area

The report has considered the impact from this part of the scheme however as no definite details are known at the time of writing a recommendation for noise levels for both day and night time have been made that should protect the amenity of nearby sensitive receptors. So as to ensure this protection I recommend the inclusion of the following as a condition:

The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound.

The findings of the above report are accepted and I recommend the above comments and mitigation methods detailed therein be conditioned

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Head of Service Public Protection