Kerry James Planning
chartered town planning consultancy

TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004

CHANGE OF USE FROM CLASS D2 TO MIXED USE COMPRISING VEHICLE STORAGE, SERVICING, BODYWORK REPAIRS, CAR PREPARATION, VALETING AND OFFICES (CLASS B2 AND B8), EXTERNAL AND INTERNAL ALTERATIONS, FORMER PARRYS RETAIL FURNITURE WAREHOUSE, MOLD ROAD TRADING ESTATE, GWERSYLLT, WREXHAM, LL11 4AQ

SCHEME OF NOISE MITIGATION

ON BEHALF OF MR PHIL GARDNER

JUNE 2025

Ref: KJP/20/007

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Planning permission for the change of use from Class D2 to mixed use comprising vehicle storage, servicing, bodywork repairs, car preparation, valeting and offices (Class B2 and B8), external and internal alterations, former Parrys retail furniture warehouse, Mold Road Trading Estate, Gwersyllt, Wrexham, LL11 4AQ was granted on the 7th April 2025.

Condition 2 states that "*The use hereby permitted shall be permanently ceased within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:*
i) Within 12 weeks of the date of this decision details of a scheme of noise mitigation shall be submitted for the written approval of the Local Planning Authority. The scheme shall include full details of any measures and/or procedures to ensure the closing of the roller shutter doors following the entry or exit of any vehicle.
ii) If within 20 weeks of the date of this decision the Local Planning Authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers
iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Minsters;
iv) The scheme of noise mitigation shall implemented in full within 1 month from the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers.
The scheme of noise mitigation shall thereafter be adhered to for the lifetime of the development".

Reason:
"*In the interest of protecting residential amenity in accordance with Policy DM1 of the Local Development Plan*".

The application was supported by a Noise Assessment which concluded that the specific noise level generated by the workshop is above the level, in accordance with BS4142:2014, for there to be the likelihood of adverse impact on the nearest noise sensitive receptors i.e. occupiers of dwellings nearest to the site. Mitigation is therefore necessary to protect the living conditions of the occupiers nearby dwellings. The proposed method to achieve this is to ensure the roller shutters doors be closed, except to permit vehicles to enter or leave the building. The Council's Public Protection Officer accepted the findings of the Noise Assessment and recommended that the mitigation measures be secured by a suitably worded condition.

The mitigation measures proposed include the following:

1) Toyota staff delivering or collecting vehicles to/from the main dealership will contact staff at the Gwersyllt premises in advance to advise of expected time of arrival.
2) An alarm/bell system will be installed adjacent to the existing roller shutter doors on the external front elevation of the building. This will be broadcast inside the building for 10 seconds. The alarm/bell would also be linked to a light which would also alert staff.
3) The roller shutter doors will be closed shut immediately after a vehicle(s) has entered or left the building.
4) All staff responsible for opening and closing of the roller shutter doors will receive training to ensure compliance with the above measures.