wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

**MEMORANDUM**

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**From:** **Ian Jones**
**Head of Service Public Protection**

**To:** **Matthew Phillips**
**Head of Service Planning Development**

**Our Ref:**

**Your Ref: P/2025/0244**

**Date:** 08-07-2025

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**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**

**ERECTION OF 4 DWELLINGS**

RPT1 - REPORT REVIEW

Noise report ref 22299E dated 28-05-25 by Spratt and Hamer has carried out monitoring in the proposed area that was used to model the noise environment. The monitoring demonstrated that traffic was the main impact. However, the licensed premises appears to be showing only minimal usage during the monitoring period the impact from activities were modelled from both noise library data and historic data at equivalent premises. This consideration took into account noise from patrons in the beer garden, noise from Karaoke and noise from patrons in the car park.

Modelling has predicted that the noise environment falls within Noise Exposure Category (NEC) B of Technical Advice Note (TAN) 11 and therefore a scheme of mitigation is required. In recommending a

scheme the report has considered noise levels within the dwelling and the external amenity area as required under BS8233, by providing a standard for both glazing and ventilation. These findings and conclusions are accepted and I recommend the mitigation detailed in section 8 be conditioned on any planning permission.

The report confirms that it has not considered ventilation as required by Approved Documents F & O. It may be of benefit to seek the opinion of Building Control in this matter.

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**Head of Service Public Protection**