



MEMORANDUM

From: Ian Jones

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

Our Ref:

Date: 17-10-2023

To: Matthew Phillips

Head of

Your Ref: P/2023/0606

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2023/0606, WYNN OFFA WYNNSTAY YARD RUABON WREXHAM

**CAIS AMLINELLOL AR GYFER CODI ANNEDD (CADW POB MATER) / OUTLINE
APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS RESERVED)**

RPT 2 - REPORT REQUIRED

Due to the presence of railway line very close the proposal this section is unable to make a recommendation without a noise report.

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), 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 proposed accommodation, and

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

The measures as are approved shall be fully implemented prior to the first occupation / use of the development.

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Head of Service Public Protection