



MEMORANDUM

From: Ian Jones

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

Our Ref:

Date: 22-05-2024

To: Matthew Phillips

Head of

Your Ref: P/2024/0284

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2024/0284, BUNKERS HILL COTTAGES BERSHAM ROAD BERSHAM WREXHAM

**RHYDDHAU AMOD 3 (SAMPLAU), 4 (SWN), 5 (BIOAMRYWIAETH), 6 (DATGANIAD O
DDULLIAU COEDYDDIAETH) A 9 (MANYLION FFENESTRI A DRYSAU) CANIATÂD
CYNLLUNIO P/2021/0199 / DISCHARGE OF CONDITIONS 3 (SAMPLES), 4 (NOISE), 5
(BIODIVERSITY), 6 (ARBORICULTURAL METHOD STATEMENT) AND 9 (WINDOW AND
DOOR DETAILS) OF PLANNING PERMISSION P/2021/0199**

RPT1 - REPORT REVIEW

Report' BS8233 ASSESSMENT OF LAND AT BUNKERS HILL, BERSHAM ROAD, WREXHAM, LL14 4HT' Dated March 28, 2024 by E2 consultants has demonstrated that the proposed site falls within NEC B of TAN 11 and so requires mitigation. The report also confirms that mitigations required to achieve the internal noise limits defined in BS8233. As such it has provided recommendations in section 6 in terms of double glazing and trickle ventilation.

Whereas the report has identified that BS8233 also has values for external amenity the report has not discussed this. The recorded daytime levels or quoted in the report as being 58 dBL_{aeq} which is in excess of the 50 dBL_{aeq} quoted in BS8233. BS8233 does allow an external area limit of 55 dBA where the 50 dB limit cannot realistically be achieved, though it would be incumbent on the applicant to demonstrate this.

Based on the lack of mitigation so as to achieve 50dBA in the external amenity areas of the proposal I recommend that condition 4 (Noise) is not discharged.

.....

Head of Service Public Protection