



MEMORANDUM

From: Ian Jones

To: Matthew Phillips

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

Head of

Our Ref:

Your Ref: P/2023/0718

Date: 24-11-2023

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2023/0718, PORTHLYN PICKHILL LANE CROSS LANES WREXHAM

TYNNU AMOD 6 CANIATÂD CYNLLUNIO 10182 / REMOVAL OF CONDITION 6 OF PLANNING PERMISSION 10182

RPT 2 - REPORT REQUIRED

Due to the presence of a nearby industrial process and associated HGV's on Pickhill Lane, this section is unable to make a recommendation without the following reports:

1) A 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 applicant site and the impact upon the existing or proposed accommodation, and

b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the existing or 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.

2) A detailed report of the odour levels arising from the development and any associated plant and transport.

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Head of Service Public Protection