



MEMORANDUM

From: Ian Jones

To: Matthew Phillips

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

Head of

Our Ref:

Your Ref: P/2022/0287

Date: 05-10-2023

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2022/0287, 10 FFORDD CAERFYRDDIN WREXHAM

**CHAI AMLINELLLOL (CEDWIR POB MATER YN OL) AM 1 ANNEDD / OUTLINE
APPLICATION (ALL MATTERS RESERVED) FOR 1 DWELLING**

RPT1 - REPORT REVIEW

Report 'Residential Noise Assessment Site address: 10 Ffordd Caerfyrddin, Wrexham, LL11 2LD, Reference NP-009886. Has identified that noise from road traffic falls within Noise Exposure Category (NEC) C of Technical Advice Note (TAN) 11, for both day and night time. TAN 11 states the following for NEC C

Planning permission should not normally be granted. Where it is considered that permission should be given, for example, because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.

This would therefore be a matter for Planning to determine whether permission should be granted.

If the site is considered acceptable, the second part of the definition of NEC C requires conditions be set to protect against noise. The above report has recommended a standard for glazing based on indicative noise break-in as the final internal floor plans had not been set at the time of writing. It further identified that the noise levels exceed recommendations in the Acoustics, Ventilation and Overheating guidance for openable windows to be used as a primary means of ventilation and has therefore proposed mechanical ventilation as an alternative. The report advises that this scheme be designed by an appropriately qualified person in compliance with Approved Document F. That report should also confirm that suitable glazing will be installed based on the internal dimensions of the property.

The report also considers the external amenity areas to the property and confirms that based on the proposed layout the house would offer sufficient acoustic attenuation to achieve the recommended BS8233 level of 50 dB LAeg in the garden. If the proposed layout were to change this would need to be revisited.

I am satisfied that if the above noise attenuation methods are conditioned, the required noise levels would be met..

It should also be noted TAN 11 is being revised and concluded its public consultation at the start of this year.

.....

Head of Service Public Protection