



## 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/2024/0082

**Date:** 24-10-2024

**Town and Country Planning (General Development Procedure) Order 1996**

**Re: P/2024/0082, PARRYS RETAIL FURNITURE WAREHOUSE MOLD ROAD GWERSYLLT WREXHAM LL11 4AQ.**

**NEWID DEFNYDD ADEILAD O DDOSBARTH B8 (STORIO DODREFN A SWYDDFEYDD) I DDOSBARTH DEFNYDD CYMYSG B2/B8 (STORIO CERBYDAU, GWASANAETHU, ATGYWEIRIADAU, GLANHAU A SWYDDFEYDD) AC ADDASIADAU MEWNOL AC ALLANOL (ÔL-WEITHREDOL) / CHANGE OF USE OF BUILDING FROM CLASS B8 (FURNITURE STORAGE AND OFFICES) TO MIXED USE CLASS B2/B8 (VEHICLE STORAGE, SERVICING, REPAIRS, VALETING AND OFFICES) WITH INTERNAL AND EXTERNAL ALTERATIONS (IN RETROSPECT)**

**RPT1 - REPORT REVIEW**

Report 'BS4142:2014 ASSESSMENT OF LINDOP PREPARATION CENTRE, GWERSYLLT, WREXHAM' Dated 7th October 2024 by E2 Consultants Ltd has monitored the impact from the proposal on neighbouring residential properties and demonstrated a significant adverse impact from operations when the doors are open. Monitoring was then repeated with the doors closed and demonstrated that noise from operations are then contained within the process. The report has recommended that all doors should be kept closed apart from allowing vehicles to enter and exit the premises during operations and I recommend that this is conditioned. Further no night time modelling has been carried out as the report stated that operations are not expected over night (paragraph 5.1.4). I therefore recommend a restriction on hours of operation so as to prevent potential disturbance to nearby residential receptors.

The findings and conclusions of the above report are accepted and with the inclusion of the above recommendations on any planning permission this section has no objection to this planning application.

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**Head of Service Public Protection**