

MEMORANDUM



From: Ian Jones
Public Protection Service Manager

To: Mathew Philips
Planning Control Manager

Our Ref:

Your Ref: P/2022/0459

Date: 29-04-24

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2022/0459 - Ruabon Railway Station, Station Road, Ruabon, Wrexham, LL14 6DL

CONVERSION OF OFFICES TO DWELLING, ASSOCIATED INTERNAL WORKS, NEW BOUNDARY WALL AND WORKS TO FORECOURT

The proposed development is unique in the close proximity to high levels of intermittent public transport noise.

When assessed under Planning Guidance (Wales), Technical Advice Note (Wales) 11, Noise - October 1997 this would be considered Category B for new dwellings – ‘Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection’.

We note that the property provides no external amenity space and therefore any guidance or standards applicable to noise exposure outdoors would not be relevant although the Guidance and noise levels applicable in this Technical Advice Note does use an outdoor noise level in relation to maximum noise levels overnight. “Night-time noise levels (2300-0700): sites where individual noise events regularly exceed 82dBLAmax ... several times in any hour should be treated as being in NEC C, regardless of the LAeq,8H (except where the LAeq,8H already puts the site in NEC D).”

Night-time noise exceed the LAmax noise criteria over-night throughout the late evening up to around 23:00 and one event after midnight and on up to 6 occasions between about 5 and 7am.

The applicants state that it is open for debate as to whether or not the train every 10mins through this period constitutes ‘frequent exceedances’.

We believe that this means that the development should be considered as Category C in TAN 11. ‘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.”

The proposal does not comply with the Technical Advice Note 11 – Noise and therefore we cannot support this application and recommend refusal.

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A handwritten signature in black ink, appearing to read 'Ian Jones', written in a cursive style.

Ian Jones
Public Protection Service Manager