



MEMORANDUM

From: Ian Jones

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

Our Ref:

Date: 16-07-2024

To: Matthew Phillips

Head of

Your Ref: P/2023/0221

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2023/0221, LAND SOUTH OF BERSE ROAD CAEGO WREXHAM LL11 6TP

Amended Plans

RPT1 - REPORT REVIEW

Report 'Caulmert Ltd Berse Road, Wrexham, Noise Assessment' Ref: 22734752/01 dated July 2024 has identified that the properties that will face onto Berse Road will be within noise exposure category (NEC) B of Technical Advice Note (TAN) 11. The areas of the site further back from Berse Road are modeled to be in NEC A and therefore do not require mitigation. NEC B states that

Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection.

The report has therefore proposed mitigation for the habitable rooms facing Berse Road in the form of a minimum glazing specification and a minimum sound reduction for window vents. To achieve the internal guideline values in BS8233. The report has also concluded that with the addition of the fencing proposed in the application the outdoor amenity areas are predicted to be below the limit in BS8233. The conclusions and proposed mitigation in the report is accepted and I recommend such be conditioned on any planning permission.

.....

Head of Service Public Protection