



MEMORANDUM

From: Ian Jones

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

Our Ref:

Date: 15-02-2024

To: Matthew Phillips

Head of

Your Ref: P/2023/0653

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2023/0653, LAND AT WREXHAM ROAD RHOSTYLLEN WREXHAM

**Amended Plans - AMRYWIAD I AMOD 2 O GANIATAD CYNLLUNIO P/2007/0686 I DDIWYGIO
(NEWID Y LLEINIAU 83-116) / VARIATION OF CONDITION 2 OF PLANNING PERMISSION
P/2007/0686 (PLOT SUBSTITUTION 83-116)**

RPT1 - REPORT REVIEW

Report 'PHASE 2A, MANOR GARDENS DEVELOPMENT, WREXHAM ROAD, RHOSTYLLEN NOISE IMPACT ASSESSMENT'. Ref P24-018-R01v2 dated January 2024 by Hepworth Acoustics considers the impact of train noise on the proposed development and concluded that the predicted noise levels are within the limit values and as such no special mitigation is required. These conclusions are accepted.

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Head of Service Public Protection