

Our ref: NB/122/132549

Date: 31st January 2023

Planning Department
Wrexham Council Borough Council
Guildhall
Wrexham
LL11 1AY

Dear Sir/ Madam

Discharge of Conditions 4 and 6 set out on application P/2022/0766 at Chapel Farm, Newbridge Road, Newbridge, Wrexham, LL14 3JA.

This statement has been prepared in support of an application to discharge the two pre-commencement conditions attached to P/2022/0766.

Condition 4:

No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 3 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The survey will be completed by a professional archaeological contractor. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures.

A copy of the resulting report shall be submitted to and approved by the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: neil.bayliss@cpat.org.uk Tel: 01938 553670).

After approval by the Local Planning Authority, a copy of the resulting report shall also be sent to the Historic Environment Record Officer gary.duckers@cpat.org.uk at Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record and a further copy of the report and whole project archive shall also be sent to the National Monuments Record, RCAHMW

Information for discharge:

Please find accompanied to this application a report outlining the building recording and analysis of Chapel Farmhouse which is equivalent to an Historic England Level 3 Building Survey as outlined in condition 4. The survey has been completed by a professional archaeological contractor 'McCrone Archaeology, Consultancy and Contracting Services (MACCS). Copies of the report shall be sent to the contacts named within the Condition wording after approval for discharging the condition has been granted.

Condition 6:

Prior to the commencement of development, a noise survey shall be submitted to and approved by the Local Planning Authority. The noise survey shall determine noise levels for both day (07:00 - 23:00 hours) and night (23:00 - 07:00 hours) having regard to Planning Guidance (Wales), Technical Advice Note (TAN) 11 - Noise. The report of the noise survey findings shall include:

- a) Noise levels arising from day/night time activities in the vicinity of the proposed development site and the impact upon the proposed accommodation, and*
- b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the future occupants of the proposed accommodation hereby approved.*

The development shall be carried out in accordance with the attenuation measures outlined in the noise survey.

Information for discharge:

Submitted alongside this application is a 'Residential Development Ambient Noise & Building Envelope Assessment' carried out by PDA Ltd. A Noise Survey was carried out on the site over 24 hours in December 2022. This provided the noise levels across this period and therefore informs the basis of the report's outcomes, mitigation strategies and conclusions. Please refer to the submitted report to satisfy the discharge of Condition 6.

These above conditions should be discharged without delay.

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