



## MEMORANDUM

**From:** Ian Jones  
**Head of Service Public Protection  
Economy and Planning**

**To:** David Fitzsimon  
**Chief Officer**

**Our Ref:**

**Your Ref: P/2023/0041**

**Date:** 11-04-2023

**Town and Country Planning Act 1990**

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

**Re: P/2023/0041, 40-42 REGENT STREET WREXHAM**

**RHYDDHAU AMOD 4 (AWYRU) O CANIATAD CYNLLUNIO P/2022/0912 / DISCHARGE OF  
CONDITION 4 (VENTILATION) OF PLANNING PERMISSION P/2022/0912**

**RPT1 - REPORT REVIEW**

The findings relating to odour control of report 'Planning Consent Information ,Mechanical Ventilation & Environmental, Control Equipment, Chopstix- 42 Regent St, Wrexham, Standard Ventilation System are accepted and I recommend that this condition be discharged.

I would draw your attention to paragraph 1.04 which states, as previously commented on, that noise levels will not exceed the background level by more than 5 dBA which conflicts with condition 5 of the planning permission. Whereas the above report does provide indicative plant sound pressure levels there is no discussion of the background levels. However, it is recognised that this determination is not required by this condition but that it should be considered by the applicant during the design phase.

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**Head of Service Public Protection**