



Development Control
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Eich cyf / Your ref P/2018/0277

Ein cyf / Our ref 18/NM-1176

04 July 2018

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012:**

**WILLOW COTTAGE PARK STREET RUABON WREXHAM
OUTLINE APPLICATION FOR ERECTION OF 11 NO. DWELLINGS AND CONSRUCTION OF NEW
ACCESS POINT**

I refer to your consultation of 16th April 2018 regarding the above application, and advise that the Welsh Government as highway authority for the A483 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details;

- The noise assessment report includes conflicting/incorrect information which requires updating and/or clarifying, these being:-
 - 1) The assessment includes confusion surrounding the level of attenuation assumed from an open window. It states that 12dB will be applied but when considering LAFmax, it seems that 15dB has been applied.
 - 2) The assessment also includes confusion surrounding the use of Dn,ew and Rw. For glazing, performance is stated by the manufacturer as Rw or RW+Ctr for road traffic.
 - 3) The assessment includes minimal guidance on the required performance for ventilation system.
 - 4) Although the report considers noise levels in garden areas and possible mitigation options. The suggested mitigation is not clearly defined. It is also not apparent whether the suggested levels of attenuation which may be achieved have been sufficiently investigated and justified.



The previous points will also assist towards providing a clear conclusion to the acoustic assessment, and provide assistance towards detailing the precise mitigation measures required to reduce noise levels to an acceptable level throughout the site.

If you have any further queries, please forward to the following Welsh Government Mailbox
NorthandMidWalesDevelopmentControlMailbox@gov.wales

Yours faithfully



Alun Wyn Jones



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