wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

MEMORANDUM

From: **Ian Jones**
Head of Service Public Protection

To: **Matthew Phillips**
Head of Service Planning Development

Our Ref:

Your Ref: **P/2025/0510**

Date: 24-07-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0510, MOSS BANK FARM, BORRAS ROAD, BORRAS, WREXHAM, LL13 9TN

NEWID DEFNYDD TIR O AMAETHYDDOL I BRESWYL I GYNNWYS LLEOLI ANNEDD CARTREF SYMUDOL, DRAENIO, PARCIO, DREIF A MYNEDIAD / CHANGE OF USE OF LAND FROM AGRICULTURAL TO RESIDENTIAL TO INCLUDE SITING OF MOBILE HOME DWELLING, DRAINAGE, PARKING, DRIVEWAY AND ACCESS

RPT 2 - REPORT REQUIRED

(WCBC 53)

Due to the presence of working quarries to the front and rear of the development there is the potential for noise disturbance to adversely affect the occupants of the proposal. Mapping software suggests the proposal is within 30 to 40 meters of the quarries boundary. I recommend a noise report be required from the applicant pre-determination:

A noise survey shall be carried out, and a detailed report of the survey findings submitted to, and approved in writing 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 Policy Wales (PPW) Guidance, 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 accommodation, and

b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the occupants of the accommodation.

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Head of Service Public Protection