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Subject : Amended Planning Application: Bryn Lane Site, Plot 1a

In relation to the previously submitted planning application for the land to the west of the existing TDG facility at Bryn Lane, Wrexham, known for the planning application as Plot 1.

A further planning application has been submitted for a smaller proportion of the Plot 1 area, known as Plot 1a. The nature of this development is identical to that proposed for Plot 1, proposed B2/B8 usage, albeit smaller in scale and size.

A noise impact assessment (Report No. 9T6615) was previously submitted with the original planning application for the Plot 1 development in October 2008. The conclusions of this report predicted operational noise impacts that were considered to be of negligible significance and therefore would not require any specific mitigation. Mitigation for the construction phase was recommended in the form of site hoarding or fencing.

A further noise impact assessment was conducted (Report No. 9V6254) for the construction and operation of a bio-mass boiler on the Plot 1 site. This report also concludes that the potential noise impacts are considered to be of negligible significance due to the large separation distance between the location of the bio-mass boiler and noise-sensitive properties, and the presence of high ambient noise levels from the nearby Kellogg's factory.

Both reports conclude that the proposed developments on Plot 1a and Plot 1b are predicted to have noise impacts of negligible significance; therefore we consider that there will be no significant noise impacts arising from the development of both schemes. We do not consider the schemes to require any specific noise mitigation other than the application of best practice during construction and the erection of site hoarding or fencing during the construction phases.

For and on behalf of Royal Haskoning,
Yours faithfully,



Peter Simcock
Noise Consultant – Environment Industry UK

