

MEMORANDUM



From: Ian Jones Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2021/0733

Date: 28-07-2021

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2021/0733, LAND WEST OF HEOL BERWYN CEFN MAWR WREXHAM

**RHYDDHAU AMOD 27 (DREWDOD) A 28 (NOISE) CANIATAD CYNLLUNIO
P/2020/0627 / DISCHARGE OF CONDITIONS 27 (ODOUR) AND 28 (NOISE) OF
PLANNING PERMISSION P/2020/0627**

ZP12 -ODOUR CONTROL

The findings of report "Wrenbury Way, Cefn-Mawr, Odour Consultancy Services. Prepared for Anwyl Partnerships" Dated July 2021 by SRL confirm that odour from a nearby sewage treatment works is likely to have a detrimental impact on the amenity future residents. The findings of the report are accepted and I recommend that this condition be discharged.

A26N - TAN11 NOISE SURVEY ADVICE

The findings of report "Cefn-Mawr, Wrexham, Acoustic Assessment for Planning. Prepared for Anwyl Partnerships" Dated 4 May 2021 by SRL are not accepted and I recommend that this condition is not discharged.

The report states that "BS4142 recommends the assessment to be in context with the surrounding area. On this site, the context is that the potential residents will be moving into an area with full awareness of the existing sewage plant. In addition to that, noise level from the plant is relatively low (compared to the recommendations in BS8233 of ≤ 55 dB LAeq,T for noise at external amenity areas)".

BS8233 states that 55dB is a maximum and that it is desirable that 50 dB LAeq is not exceeded in exterior areas. 50 dB LAeq is also in line with World Health Organisation recommendations. The developer should provide details of acoustic mitigation to ensure the amenity of future residents using the exterior (e.g. gardens) of the proposed developments.

The mitigation measures recommended for the interiors of the proposed dwellings are accepted.

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Head of Planning and Regulatory