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/2024/1386

Date: 22-09-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2024/1386, LAND AT, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DH

Amended Plans - CODI 137 O ANHEDDAU AR DIR A GYMERADWYWYD YN FLAENOROL O DAN GANIATÂD CYNLLUNIO P/2007/0686 / ERECTION OF 137 DWELLINGS ON LAND PREVIOUSLY APPROVED UNDER PLANNING CONSENT P/2007/0686

RPT1 - REPORT REVIEW

Report ' PHASE 2B - 4, MANOR GARDENS, WREXHAM ROAD, RHOSTYLLEN, APPROVED RESIDENTIAL DEVELOPMENT, NOISE MITIGATION SCHEME' Ref: P24-018-R02, Dated 01.09.25 by Hepworth Consultants. Has considered the impact of noise from Wrexham Road (A5152) and the railway line at the southern end of the proposed site.

Assessment of railway noise has concluded that the closest dwelling will fall withing Noise Exposure Category (NEC) A of Technical Advice Note (TAN) 11 and therefore noise is not considered a determining factor

Assessment of the road shows the properties adjacent to the A5152 fall within the upper limit of NEC B which is the same as the lower limit of NEC C. NEC B required that noise mitigation be incorporated into the design whereas NEC C recommends that planning permission is usually not granted without justification. The report has recommended a scheme of mitigation to achieve compliance with the noise levels for habitable rooms and external amenity areas of BS8233.

The findings and conclusions of this report are accepted. As discussed above the noise levels along the A5152 are the cross over value between NEC B and C this section considers that the proposed mitigation scheme will be sufficient to protect the amenity of residents of the proposal.

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Head of Service Public Protection