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/2025/0430

Date: 04-11-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0430, LAND AT, OAK ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9RG

Amended Plans - UNED GYFLOGAETH ARFAETHEDIG A MYNEDIAD NEWYDD I GERBYDAU, PARCIO AR GYFER CEIR A CHERBYDAU NWYDDAU TRWM, ARDAL WASANAETHU A STORIO, TIRLUNIO A GWAITH DATBLYGU ATEGOL / PROPOSED EMPLOYMENT UNIT AND NEW VEHICULAR ACCESS, CAR AND HGV PARKING, SERVICING AND STORAGE AREA,LANDSCAPING AND ANCILLARY DEVELOPMENT

RPT1 - REPORT REVIEW

Noise report 'PROPOSED EMPLOYMENT DEVELOPMENT, THE OAKS, WREXHAM, NOISE IMPACT ASSESSMENT' Ref: R2433-REP01-JW. Dated 27 OCTOBER 2025 has evaluated the existing noise environment and considered the impact of the proposal on nearby sensitive receptors. The survey identified road noise as the main noise source with some industrial noise. The modeling was carried out using noise data from the applicants existing site and has shown that the noise levels from the proposal are lower than the

existing background noise levels at the nearest residential receptor. However, the report has commented that the details for new plant are not yet known so the report has proposed a noise limit at the nearest sensitive receptor so as to protect the amenity of the occupants.

The conclusions of this report are accepted, and I recommend that the noise limits proposed in table 8.1 of the report be conditioned by suitably worded condition on any planning permission.

The noise limit from the proposal shall not exceed the following noise limits at the nearest noise sensitive receptor:

Daytime (07:00 to 23:00hrs) to not exceed 38 dB LAeq, 15 min

Nighttime (23:00 to 07:00hrs) to not exceed 34 dB LAeq, 15 min

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Head of Service Public Protection