



MEMORANDUM

From: Ian Jones

**Head of Service Public Protection
Service Planning Development**

Our Ref:

Date: 13-06-2024

To: Matthew Phillips

Head of

Your Ref: P/2024/0284

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2024/0284, BUNKERS HILL COTTAGES BERSHAM ROAD BERSHAM WREXHAM

RHYDDHAU AMOD 3 (SAMPLAU), 4 (SWN), 5 (BIOAMRYWIAETH), 6 (DATGANIAD O DDULLIAU COEDYDDIAETH) A 9 (MANYLION FFENESTRI A DRYSAU) CANIATÂD CYNLLUNIO P/2021/0199 / DISCHARGE OF CONDITIONS 3 (SAMPLES), 4 (NOISE), 5 (BIODIVERSITY), 6 (ARBORICULTURAL METHOD STATEMENT) AND 9 (WINDOW AND DOOR DETAILS) OF PLANNING PERMISSION P/2021/0199

RPT1 - REPORT REVIEW

The previous response from this section, reference P/2024/0284 dated 22-05-2024, identified that noise levels in the external amenity area needed to be at or below 50 dBA with the proviso that 55dBA would be acceptable if it could be demonstrated that the limit of 50 dBA could not reasonably be achieved as per BS8233. Report 'BS8233 ASSESSMENT OF LAND AT BUNKERS HILL, BERSHAM ROAD, WREXHAM, LL14 4HT - REVISION' Dated May 22, 2024 has been updated to discuss the external amenity

area but had modelled that the levels will be at 53.5 dBA (range 48 to 54 dBA). Without providing justification to support exceeding the 50dB limit.

I recommend that condition 4 (Noise) is not discharged and that the applicant be requested to provide details of mitigation so as to achieve the 50dBA limit or sufficient justification as to why this is not feasible.

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Head of Service Public Protection