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/2025/0873

Date: 04-12-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0873, PARKSIDE, MARKET SQUARE, FIFTH AVENUE, LLAY, WREXHAM, LL12 0SA

NEWID DEFNYDD Y GAREJ BRESENNOL I FFLAT HUNANGYNHWYSOL / CHANGE OF USE OF EXISTING GARAGE TO SELF CONTAINED FLAT

RPT 2 - REPORT REQUIRED

(WCBC 53)

No part of the development hereby permitted (conversion of the garage to a self-contained flat at Parkside, Market Square, Fifth Avenue, Llay, Wrexham, LL12 0SA) shall commence until a noise survey has been carried out and a detailed report of the survey findings has been submitted to and approved in writing by the Local Planning Authority.

The noise survey shall determine existing noise levels for both Day (07:00–23:00) and Night (23:00–07:00) periods, having regard to Planning Policy Wales and Technical Advice Note 11 – Noise, and shall specifically

assess noise from the adjacent shopping units, service yards, delivery activity, fixed plant, and any nearby road traffic.

The report of the noise survey findings shall include the following:

a) Measured and predicted noise levels arising from daytime and night-time activities in the vicinity of the site and an assessment of the likely impact of those noise levels on the proposed residential accommodation.

b) A detailed scheme of noise insulation and/or attenuation measures, prepared by a suitably qualified acoustic consultant, so designed to safeguard the amenity of future occupants of the flat. The scheme shall specify construction details, glazing and ventilation specifications (including any required mechanical ventilation or acoustic trickle vents), acoustic performance standards for walls, roofs and windows, and any external mitigation (barriers, enclosures or landscaping) necessary to achieve acceptable internal and external noise levels.

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Head of Service Public Protection