wrexham
COUNTY BOROUGH COUNCIL
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MEMORANDUM

From: **Ian Jones**
Head of Service Public Protection

To: **Matthew Phillips**
Head of Service Planning Development

Our Ref:

Your Ref: P/2025/0882

Date: 23-12-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0882, CENTRAL GARAGE, KING STREET, ACREFAIR, WREXHAM, LL14 3RH

Additional Information Received - NEWID DEFNYDD DEPO BYSIAU I DDOSBARTH CYMYSG B1/B2 (ATGYWEIRIO A WELDIO CEIR) A'R HOLL WAITH CYSYLLTIEDIG / CHANGE OF USE OF BUS DEPOT TO MIXED CLASS B1/B2 (CAR REPAIRS AND WELDING) AND ALL ASSOCIATED WORKS

RPT1 - REPORT REVIEW

Noise Impact Assessment – Central Garage, King Street, Acrefair, Wrexham, LL14 3RH

Report Ref: NP-013456, dated 24/11/2025 by Nova Acoustics

The submitted Noise Impact Assessment considers the impact of the proposal on neighbouring noise-sensitive receptors.

Observations:

Section 3.1 of the report makes several assumptions regarding the construction and glazing of the building. As this is a retrospective application, it would have been beneficial for the report to confirm whether the building conforms to these standards.

Paragraph 3.4 states:

“The proposed development has been modelled in accordance with the proposed scheme plan, drawing refs. 81008/GH/110, 81008/GH/111 & 81008/GH/003 by Roger Parry & Partners.”

Recommendations:

- The building makeup and acoustic qualities referred to within the report should be conditioned to be the same or provide higher attenuation. If any changes are made, a further report modelling the acoustic spill must be submitted. The building shall not be used until its structure meets or exceeds the specifications outlined in the report.

- To protect the amenity of neighbouring residential properties the report has recommended a restriction on operational hours in section 4. I recommend this be required by suitably worded condition:

The external movement of equipment and vehicles on site shall be restricted to 09:00 to 17:00 Mon to Sat and 09:00 to 13:00 on a Sunday or Bank Holiday.

- I recommend a further planning condition prohibiting any audible repairs or metalwork from taking place in the external areas of the site

Audible activities relating to vehicle repair or metalwork shall only be carried out in the internal area of the site.

- Before the site can be used, the applicant must also produce a Noise Management Plan detailing how noise will be controlled and monitored in line with best practice and the report’s recommendations.

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Head of Service Public Protection