



MEMORANDUM

From: Ian Jones

Head of Service Public Protection
Service Planning Development

Our Ref:

Date: 20-01-2026

To: Matthew Phillips

Head of

Your Ref: P/2022/0065

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2022/0065, THE BRIDGEWAY CENTRE BRIDGE ROAD WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9QS

CAIS HYBRID - (A) CANIATAD LLAWN CHODI 31 UNED AR GYFER DEFNYDD B1/B2/B8, AILWAMPIO UNEDAU MANWERTHU A BWYD A DIOD PRESENNOL. (B) CANIATAD AMLINELLOL (POB MATER WEDI'I GADW YN OL HEBLAW AM FYNEDIAD) AR GYFER HYD AT 19 UNED (DEFNYDD B1/B2/B8) GYDA GWAITH MYNEDIAD/TIRLUNIO AC ISADEILEDD CYSYLLTIEDIG/HYBRID APPLICATION - (A) FULL PERMISSION TO ERECT 31 UNITS FOR B1/B2/B8 USE, REFURISHMENT OF EXISTING RETAIL AND FOOD AND DRINKS UNITS. (B) OUTLINE PERMISSION (ALL MATTERS RESERVED EXCEPT ACCESS) FOR UP TO 19 INDUSTRIAL (B1/B2/B8 USE) WITH ASSOCIATED ACCESS, LANDSCAPING AND INFRASTRUCTURE WORKS

RPT1 - REPORT REVIEW

Public Protection accepts the findings of the Noise ImpactAssessment prepared by Red Acoustics Ltd (Document ref: R2434-REP01-PC, dated 5March 2025) and has no objection to this development on the basis of noise’subject to the following conditions to ensure noise impacts remain acceptable.

- 1. The development shall be carried out in accordance with the Noise Impact Assessment prepared by Red Acoustics Ltd (Ref: R2434-REP01-PC, dated 5 March 2025). The mitigation measures, assumptions and noise limits set out in that report shall be implemented and retained for the lifetime of the development.
- 2. If any unit is proposed to be used for activities likely to generate higher noise levels than those assessed in the approved Noise Impact Assessment, a revised noise assessment and any additional mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those activities. The activities shall not commence until the revised assessment and mitigation are approved and implemented.

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Head of Service Public Protection