MEMORANDUM

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

From: Roger Mapleson
Public Protection Service Manager

To: Mathew Philips
Head of Service Planning
Development

Our Ref:

Your Ref: P/2025/0873

Date: 10-02-2026

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

RPT1 - REPORT REVIEW

Report 'Self-Contained Flat Parkside, Market Square, Llay Noise Assessment Report' Project Reference: RSA529/2026. Report Date: 05 February 2026. Has considered the noise environment near the proposal and compared these results to the Noise Exposure Categories (NEC) in Technical Advice Note (TAN) 11. Monitoring has shown the recorded levels are within NEC A thus no further mitigation is required. The report has also compared the noise levels to the internal and external noise requirements in BS 8233 and demonstrated that these levels will be achieved.

Based on these conclusions I have no objection to this proposal on the basis of noise.
The report has identified that ventilation is a consideration for some of the rooms in the proposal. I therefore recommend that building controls opinion be sought on these matters.

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Head of Service Public Protection