wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

MEMORANDUM

From: **Roger Mapleson**
Head of Service Public Protection

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

Our Ref:

Your Ref: P/2026/0310

Date: 24-06-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0310, JAEGER HOUSE, 141 HOLT ROAD, WREXHAM, LL13 9DY

NEWID DEFNYDD ADEILAD O DDOSBARTH A1/B2 (CWMNI PLYMIO) I DDOSBARTH DEFNYDD CYMYSG B2/A1/A3 (MICROFRAGDY/TAFARN) / CHANGE OF USE OF BUILDING FROM CLASS A1/B2 (PLUMBERS MERCHANT) TO MIXED USE CLASS B2/A1/A3 (MICROBREWERY/TAP HOUSE)

RPT 2 - REPORT REQUIRED

(WCBC 53)

Due to the proximity of residential receptors to the application site, this section is unable to make an informed recommendation at this stage. Insufficient information has been provided to adequately assess the potential impacts of noise and odour arising from the proposed development.

A detailed Noise Impact Assessment is required to support the application. This should be undertaken in accordance with BS 4142:2014+A1:2019 and have regard to the requirements of Technical Advice Note (TAN) 11: Noise. The assessment should consider all plant, equipment, and operational activities associated with the development, including the microbrewery processes, extraction/ventilation systems, delivery activities, and customer use of the taproom. The report should include existing background sound levels, rating level calculations, and any proposed mitigation measures where required.

In addition,

a comprehensive Odour Impact Assessment and Odour Management/Abatement Plan should be submitted. This should be prepared in accordance with relevant best practice guidance, such as IAQM ‘Guidance on the Assessment of Odour for Planning’ and DEFRA/EMAQ guidance on the control of odour and noise from commercial kitchen exhaust systems.

The odour assessment should include:

Identification of odour sources (e.g. brewing, boiling wort, fermentation, food preparation)

- Baseline conditions and sensitivity of nearby receptors
- Assessment of odour magnitude, frequency, duration, and offensiveness
- Potential cumulative impacts

The Odour Management/Abatement Plan should include full details of the proposed extraction and ventilation system, including:

- Location and height of discharge points (with stack height justification)
- Airflow rates and system design
- Filtration/abatement measures (e.g. carbon filters, electrostatic precipitators, UV or ozone systems where appropriate)
- Maintenance and management regimes

Demonstration that emissions will not give rise to statutory nuisance or adversely impact residential amenity

INF22 – MINOR DEMOLITION CONSTRUCTION NOISE

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

……

Head of Service Public Protection