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/2026/0281

Date: 30-06-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0281, 18 RIVULET ROAD, WREXHAM, LL13 8DT

NEWID DEFNYDD YR ADEILAD O FASNACHWYR PLYMIO I GYFLEUSTER I GŴN GAN GYNNWYS MAN DIOGEL YN YR AWYR AGORED A MAN GOLLWNG/CASGLU / CHANGE OF USE OF BUILDING FROM PLUMBERS MERCHANTS TO CANINE FACILITY INCLUDING SECURE OUTDOOR AREA AND DROP OFF/COLLECTION POINT

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.

RPT 2 - REPORT REQUIRED

(WCBC 53)

Due to the presence of residential receptors in close proximity, this section has concerns about the potential for noise disturbance from the proposal. I recommend a noise report be required from the applicant prior to determination:

A noise survey shall be carried out, and a detailed report of the survey findings submitted to the Local Planning Authority. The noise survey shall determine noise levels as applicable to the operating schedule, for both Day (07:00 – 23:00 hours) and Night (23:00 – 07:00 hours), having regard to Planning Policy Wales (PPW) Guidance, Technical Advice Note (TAN) 11 – Noise and other applicable best practice guidance. The report of the noise survey findings shall include:

a) Noise levels arising from day / nighttime activities from the proposed development site and the impact upon the existing accommodation, and

b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the existing accommodation.

Furthermore, I recommend a noise action plan be included with the submission that details how noise will be minimised so as to prevent disturbance to neighbouring residential receptors.

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Head of Service Public Protection