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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/2024/1296**

Date: 14-07-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2024/1296, LAND WEST OF THE BUNGALOW, HALTON, CHIRK, LL14 5BG

Amended Plans - NEWID DEFNYDD Y TIR I DDARPARU 7 LLAIN AR GYFER SAFLE I SIPSIWN/TEITHWYR A CHODI ADEILAD CYMUNEDOL(RHANNOL ÔL-WEITHREDOL) / CHANGE OF USE OF LAND TO PROVIDE 7 NO. PITCHES FOR GYPSY/TRAVELLER SITE WITH ERECTION OF COMMUNAL BUILDING (PARTLY IN RETROSPECT)

RPT1 - REPORT REVIEW

Report 'TREVOR MENNELL PLANNING, NOISE IMPACT ASSESSMENT REPORT, LAND WEST OF THE BUNGALOW, HALTON, CHIRK LL14 5BG' Ref P7998-R1-V1 Dated 6th October 2025 by NoiseAir has considered the noise environment around the proposal. A noise survey was carried out between the 8th and 11th September 2025 where traffic from the nearby roads were identified as the dominate noise source. Monitoring has shown the area falls within Noise Exposure Category (NEC) B of Technical Advice Note (TAN) 11 and so mitigation is required to protect the amenity of residents of the proposal.

The report has made recommendations so as to achieve the internal and external noise levels in BS8233 (Guidance on sound insulation and noise reduction for buildings). For noise levels in the external amenity areas BS8233 recommends a level of 50dB but with an upper limit of 55dB. Monitoring and modeling has shown that the noise levels will exceed the recommended 50dB level but remain below the upper 55dB limit.

Monitoring and modeling have also confirmed that the noise levels within some of the habitable rooms of the proposed structures predominantly facades facing north, will exceed the levels in BS8233, with open windows. Therefore, ventilation that doesn't rely on partially open windows has been considered. The report has commented (paragraph 5.4.4 and 5.4.5) that a scheme that utilises the typical inbuilt passive ventilation will be required and that this scheme should be designed by others (not NoiseAir).

The report has also recommended the noise attenuation limits specified in BS3632:2015 for static caravans, residential park homes and leisure homes of 35 dB over the frequency range 125 Hz to 4000 Hz should be applied to the proposed lodge. This level would achieve the required degree of attenuation so as to protect the amenity of residents using the lodge. A detailed sound installation requirement is provided in table 7,

paragraph 6.1.6. This is also the recommended sound insulation for any vents scheme designed for the caravans.

The findings and recommendations of this report are accepted, and I recommend its mitigation scheme be required by suitably worded condition on any planning permission. Specifically to addressthe structure of the lodge and aany vents for teh caravans as detailed in teh report.

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Head of Service Public Protection