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/2025/0639**

Date: 24-07-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0639, LAND EITHER SIDE OF STANSTY CHAIN ROAD OFF A483 TRUNK ROAD AND A541 MOLD ROAD STANSTY WREXHAM LL11 4Y

RHYDDHAU AMOD 10 (DATGANIAD O DDULLIAU COEDYDDIAETH), 11 (CYNLLUN RHEOLI CADWRAETH), 14 (DRAENIO), 15 (SŴN), 16 (DATGANIAD O DDULLIAU ADEILADU), 18 (BRIFF GWYLIO ARCHAEOLEGOL), 21 (CYNLLUN TEITHIO TERFYNOL) , 23 (BRIFF GWYLIO ECOLEGOL), 25 (TRINIAETH FFIN) AND 27 (CYNLLUN) CANIATÂD CYNLLUNIO P/2019/0923 / DISCHARGE OF CONDITIONS 10 (ARBORICULTURAL METHOD STATEMENT), 11 (CONSERVATION MANAGEMENT PLAN), 14 (DRAINAGE), 15 (NOISE), 16 (CONSTRUCTION METHOD STATEMENT), 18 (ARCHAEOLOGICAL WATCHING BRIEF), 21 (FINAL TRAVEL PLAN), 23 (ECOLOGICAL WATCHING BRIEF), 25 (BOUNDARY TREATMENT) AND 27 (SCHEME) OF PLANNING PERMISSION P/2019/0923

RPT1 - REPORT REVIEW

1. Report ' STANSTY CHAIN ROAD, WREXHAM – PHASE 1, OUTLINE APPROVED RESIDENTIAL DEVELOPMENT, NOISE MITIGATON SCHEME' Ref: P25-165-R01 Dated 30.06.26 by Hepworth Acoustics has carried out a new noise survey due to the previous two being 10 and 14 years ago.

The report has modelled the noise levels from road traffic and demonstrated that properties along the A483 will require mitigation so as to achieve the recommended internal noise levels defined in BS8233 (Guidance on sound insulation and noise reduction for buildings). As such a glazing and ventilation standard have been recommended in paragraphs 5.3 to 5.9 inclusive.

The report has also identified that the external amenity areas of certain properties (detailed in the report) will require an acoustic fence so as to achieve the upper guideline limit in BS8233. The specification for this is defined in paragraphs 5.10 through 5.13.

The findings, conclusions and recommendations of this report are accepted.

2. Report ' STANSTY CHAIN ROAD, WREXHAM – PHASE 2, OUTLINE APPROVED RESIDENTIAL DEVELOPMENT, NOISE MITIGATON SCHEME' Ref: P25-165-R02 Dated 11.07.26 by Hepworth Acoustics has carried out a new noise survey due to the previous two being 10 and 14 years ago.

The report has modelled the noise levels from road traffic and rail noise and demonstrated that properties some properties will require mitigation so as to achieve the recommended internal noise levels defined in

BS8233 (Guidance on sound insulation and noise reduction for buildings). As such a glazing and ventilation standard have been recommended in paragraphs 6.3 to 6.9 inclusive.

The report has also identified that the external amenity areas of certain properties (detailed in the report) will require an acoustic fence so as to achieve the upper guideline limit in BS8233. The specification for this is defined in paragraphs 6.10 through 6.13.

The findings, conclusions and recommendations of this report are accepted.

I recomend that condition 15 is discharged.

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Head of Service Public Protection