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/2026/0578**

Date: 23-09-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0578, LAND WEST OF OLD SMELT ROAD, COEDPOETH, WREXHAM

NEWID DEFNYDD TIR I SAFLE SIPSIWN A THEITHWYR TEULUOL Â 3 LLAIN / CHANGE OF USE OF LAND TO A 3 PITCH FAMILY GYPSY AND TRAVELLER SITE

RPT 2 - REPORT REQUIRED

(WCBC 53)

Due to the close proximity of existing residential properties, with the nearest dwelling located approximately 10 metres from the proposed development, Public Protection is unable to make a recommendation regarding the potential noise impacts of the proposal based on the information currently submitted.

In accordance with the principles of Planning Policy Wales and Technical Advice Note (TAN) 11: Noise, sufficient information should be provided to demonstrate that the proposal would not give rise to an unacceptable impact on the amenities of nearby noise-sensitive receptors.

A Noise Impact Assessment prepared by a suitably qualified acoustic consultant should therefore be submitted in support of the application. The assessment should consider all potential noise sources associated with the development, including vehicle movements, outdoor activities, generators, fixed plant and mechanical equipment.

Upon receipt of this information, Public Protection will be able to provide further comments on the application.

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Head of Service Public Protection