

MEMORANDUM

From: Roger Mapleson
Head of Service Public Protection
Service Planning Development
Our Ref:
Date: 23-09-2026

To: Matthew Phillips
Head of
Your Ref: P/2023/0050

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2023/0050, LAND AT STANSTY FIELDS MOLD ROAD WREXHAM LL11 4AX

Amended Plans - DATBLYGIAD PRESWYL O 83 O GARTREFI FFORDDIADWY, MYNEDIAD I GERBYDAU ODDI AR FFORDD YR WYDDGRUG GYDA GWAITH TIRLUNIO CYSYLLTIEDIG, MANNAU AGORED A SEILWAITH CYSYLLTIEDIG / RESIDENTIAL DEVELOPMENT OF 83NO. AFFORDABLE HOMES, VEHICULAR ACCESS OFF MOLD ROAD WITH ASSOCIATED LANDSCAPING, OPEN SPACE AND ASSOCIATED INFRASTRUCTURE

RPT1 - REPORT REVIEW

Noise

Public Protection has reviewed the submitted LAND EAST OF MOLD ROAD, GWERSYLLT, WREXHAM PROPOSED RESIDENTIAL DEVELOPMENT NOISE ASSESSMENT prepared by Hepworth Acoustics Ltd (Report Ref: P26-224-R01, June 2026).

The assessment concludes that railway noise affecting the site falls within Noise Exposure Category A of TAN 11 and that road traffic noise from Mold Road can be satisfactorily mitigated through the implementation of enhanced glazing, acoustic ventilation and acoustic boundary treatments for those dwellings identified within the report. The assessment further demonstrates that the internal noise criteria contained within BS8233:2014 can be achieved through the recommended mitigation measures.

Public Protection accepts the findings and conclusions of the assessment. However, to ensure that the proposed mitigation measures are correctly installed and achieve the required internal living conditions for future occupiers, the following conditions are recommended.

1. Acoustic Mitigation

Prior to first occupation of any dwelling requiring acoustic mitigation, all noise mitigation measures detailed within the approved LAND EAST OF MOLD ROAD, GWERSYLLT, WREXHAM PROPOSED RESIDENTIAL DEVELOPMENT NOISE ASSESSMENT prepared by Hepworth Acoustics Ltd (Ref: P26-224-R01) shall be fully implemented and thereafter retained and maintained for the lifetime of the development.

Reason: To protect future occupants from road traffic noise and safeguard residential amenity.

2. Glazing and Acoustic Ventilation

The dwellings identified within the noise assessment as requiring enhanced acoustic protection shall be constructed in accordance with the glazing and ventilation specifications identified within the approved report, including the provision of acoustic ventilators where specified.

Reason: To ensure compliance with the recommended internal noise levels contained within BS8233:2014.

3. Ventilation Details

Prior to installation, details of the acoustic ventilation systems to be provided to those dwellings requiring upgraded ventilation shall be submitted to and approved in writing by the Local Planning Authority. The approved systems shall provide adequate ventilation with windows closed and shall thereafter be retained and maintained.

Reason: To maintain acceptable internal living conditions whilst controlling noise ingress.

4. Acoustic Verification Report

Prior to occupation of any dwelling identified as requiring enhanced acoustic mitigation, a verification report prepared by a suitably qualified acoustic consultant shall be submitted to and approved in writing by the Local Planning Authority.

The report shall:

- Confirm that all glazing, ventilation and acoustic barrier specifications identified within the approved noise assessment have been installed.
- Include post-completion testing where necessary to demonstrate that internal noise levels are capable of achieving the standards set out within BS8233:2014 and relevant World Health Organisation guidance.
- Identify any additional measures required to achieve compliance with the approved acoustic design criteria.
- Any additional mitigation measures identified shall be completed prior to occupation and retained thereafter.

Reason: To verify the effectiveness of the approved noise mitigation measures and safeguard residential amenity.

Public Protection accepts the findings of the submitted acoustic assessment and raises no objection subject to the above conditions being attached to any subsequent planning permission

Air Quality

The findings of report Air Quality Assessment - Land East of Mold Road, Wrexham prepared by Redmore Environmental Ltd on behalf of Castle Green Homes Ltd (Reference: 11050r1, dated 5th June 2026) are accepted and I recommend that Condition ZP21 (Air Quality - New Receptor) be discharged.

The assessment considers the potential effects of construction dust, operational traffic emissions and future resident exposure to air pollution. The report concludes that, subject to the implementation of appropriate dust control measures during construction, residual impacts arising from earthworks, construction activities and track out would be not significant.

The assessment further concludes that traffic generated by the development would not result in significant air quality impacts and that predicted annual mean concentrations of NO₂, PM₁₀ and PM_{2.5} across the proposed development are below the relevant Air Quality Objectives.

The site is therefore considered suitable for the proposed residential use from an air quality perspective. These findings are accepted.

Notwithstanding the above, Condition ZP11 (Dust Management Scheme) remains applicable and should be discharged separately through the submission and approval of a detailed Dust Management Scheme prior to the commencement of development

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Head of Service Public Protection