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/2026/0445

Date: 23-09-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0445, UNIT 31, MINERS ROAD, LLAY INDUSTRIAL ESTATE, LLAY, WREXHAM, LL12 0PJ

ADEILADU 1 ADEILAD AR WAHÂN (DOSBARTH D2) A 1 ADEILAD AR WAHÂN (DOSBARTH B8) GYDA PARCIO CYSYLLTIEDIG A ARDALOEDD GWASANAETHU / ERECTION OF 1 DETACHED BUILDING (CLASS D2) AND 1 DETACHED BUILDING (CLASS B8) WITH ASSOCIATED PARKING AND SERVICING AREAS

RPT 2 - REPORT REQUIRED

(WCBC 53)

Due to the presence of established industrial and commercial premises surrounding the application site, this section is unable to make a recommendation without the submission of a Noise Impact Assessment.

The assessment should consider the impact of existing industrial and commercial activities, including HGV movements, loading operations, external yard activities and fixed plant, on the proposed leisure use.

The assessment should be undertaken by a suitably qualified acoustic consultant and include assessment in accordance with BS 4142:2014+A1:2019 where appropriate.

The report should demonstrate that the proposed development accords with the Agent of Change principle and will not result in unreasonable restrictions being placed on existing neighbouring businesses.

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Head of Service Public Protection