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/2026/0511**

Date: 16-10-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0511, LAND EAST OF, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

Additional information - CAIS CYNLLUNIO AMLINELLOL (POB MATER WEDI'I GADW YN ÔL AC EITHRIO MYNEDIAD) AR GYFER CODI ARWYNEBEDD LLAWR YCHWANEGOL O FEWN DOSBARTH DEFNYDD B2 A/NEU DDOSBARTH DEFNYDD B8 A SWYDDFEYDD ATEGOL, YNGHYD Â MYNEDIAD, MANNAU PARCIO CEIR, IARD WASANAETH, TIRLUNIO, ARDALOEDD CYFOETHOGI ECOLEGOL A GWAITH CYSYLLTIEDIG / OUTLINE PLANNING APPLICATION (ALL MATTERS RESERVED EXCLUDING ACCESS) FOR THE ERECTION OF ADDITIONAL FLOORSPACE WITHIN USE CLASS B2 AND/OR USE CLASS B8 AND ANCILLARY OFFICES, ALONG WITH ACCESS, CAR PARKING, SERVICE YARD, LANDSCAPING, ECOLOGICAL ENHANCEMENT AREAS AND ASSOCIATED WORKS

RPT1 - REPORT REVIEW

The submitted Noise Technical Memorandum prepared by SLR Consulting has been reviewed. The report establishes baseline noise levels at the nearest noise-sensitive receptors and derives operational noise limits for the proposed B2 and/or B8 development in accordance with TAN 11: Noise and BS 4142 guidance.

Given that this is an outline application and details of building design, plant, site layout and operational activities remain reserved, a detailed operational noise impact assessment cannot reasonably be undertaken at this stage.

Public Protection raises no objection to the outline application. However, should planning permission be granted, the following condition is recommended:

1. **Noise Condition**

Prior to the first occupation or use of the development, a Noise Assessment shall be undertaken by a suitably qualified acoustic consultant and submitted to the Local Planning Authority for approval in writing.

The assessment shall demonstrate that noise arising from all fixed plant, machinery, loading and unloading operations, service yard activities and other commercial and industrial activities associated with the development complies with the following limits when measured or calculated at the nearest noise-sensitive residential receptors:

- 44 dB LAr,Tr during the daytime period (07:00-23:00 hours); and
- 41 dB LAr,Tr during the night-time period (23:00-07:00 hours).

The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall include details of any mitigation measures required to achieve the above limits.

Any mitigation measures identified within the approved assessment shall be implemented in full prior to the first occupation or use of the development and shall thereafter be retained and maintained for the lifetime of the development.

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Head of Service Public Protection