wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
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MEMORANDUM

From: **Roger Mapleson**
Head of Service Public Protection

To: **Matthew Phillips**
Head of Service Planning Development

Our Ref:

Your Ref: P/2026/0310

Date: 16-10-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0310, JAEGER HOUSE, 141 HOLT ROAD, WREXHAM, LL13 9DY

Amended Plans - NEWID DEFNYDD ADEILAD O DDOSBARTH A1/B2 (CWMNI PLYMIO) I DDOSBARTH DEFNYDD CYMYSG B2/A1/A3 (MICROFRAGDY/TAFARN) / CHANGE OF USE OF BUILDING FROM CLASS A1/B2 (PLUMBERS MERCHANT) TO MIXED USE CLASS B2/A1/A3 (MICROBREWERY/TAP HOUSE)

RPT1 - REPORT REVIEW

Having reviewed the submitted Noise Impact Assessment, Public Protection is satisfied that a noise assessment has been undertaken in support of the application and that the proposed development is unlikely to result in significant adverse noise effects at nearby residential properties, subject to appropriate controls being imposed.

The assessment identifies representative background sound levels of 43 dB LA90,T during the daytime period (09:00-20:00) and 36 dB LA90,T during the evening period (20:00-23:00) at the nearest noise-sensitive receptors and recommends that plant noise does not exceed these levels.

Public Protection therefore has no objection on noise grounds, subject to the following conditions:

1. Plant Noise Limit

The cumulative rating level of noise emitted from all fixed plant, machinery, extraction systems, air handling equipment, refrigeration units and any other building services plant associated with the development shall not exceed:

- 43 dB LA90,T during the daytime period (09:00-20:00); and
- 36 dB LA90,T during the evening period (20:00-23:00),

when measured and assessed at the nearest noise-sensitive receptor in accordance with BS 4142:2014+A1:2019.

2. Noise Verification and Mitigation

Prior to the first use of the development, a Noise Verification Report shall be submitted to and approved in writing by the Local Planning Authority. The report shall be prepared by a suitably qualified acoustic consultant and shall demonstrate that all installed fixed plant, machinery and extraction equipment complies with the noise limits specified above.

Where the verification report identifies that the specified noise limits are exceeded, details of additional acoustic mitigation measures shall be submitted to and approved in writing by the Local Planning Authority.

The approved mitigation measures shall be fully implemented and a further verification report submitted demonstrating compliance with the approved noise limits prior to the first use of the development.

Odour

Public Protection notes that the previously requested Odour Impact Assessment and Odour Management/Abatement details do not appear to have been submitted as part of the information reviewed.

As such, Public Protection is unable to provide a final assessment of potential odour impacts and reserves its position pending the receipt and review of this information

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Head of Service Public Protection