wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
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MEMORANDUM

From: **Ian Jones**
Head of Service Public Protection

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

Our Ref:

Your Ref: **P/2024/1416**

Date: 14-10-2024

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2024/1416, 1-3 IMPERIAL BUILDINGS, KING STREET, WREXHAM, LL11 1HE

NEWID DEFNYDD LLAWR CYNTAF ADEILAD O DDOSBARTH A3 (BWYD A DIOD) I DDOSBARTH C4 (TAI AMLFEDDIANNAETH) / CHANGE OF USE OF FIRST FLOOR OF BUILDING FROM CLASS A3 (FOOD AND DRINK) TO CLASS C4 (HMO)

INF33 - Housing Standards

The Applicant / Developer is required to make an application for a HMO licence, prior to the property becoming occupied as a HMO. The HMO Licence application form and guidance is available upon request to healthandhousing@wrexham.gov.uk

The Applicant / Developer is also required to comply with the Rent Smart Wales Scheme being registered and / or licensed as necessary. Further information on Rent Smart Wales is available at: https://www.rentsmart.gov.wales/en/

RPT 2 - REPORT REQUIRED

Due to the presence of commercial units and the night time economy this section required a noise report so as to make informed recommendations. I recommend that the noise report is requested pre-determination.

A noise survey shall be carried out, and a detailed report of the survey findings submitted to, and approved in writing by, the Local Planning Authority. The noise survey shall determine noise levels for both Day (07:00 – 23:00 hours) and Night (23:00 – 07:00 hours), having regard to Planning Policy Wales (PPW) Guidance, Technical Advice Note (TAN) 11 – Noise. The report of the noise survey findings shall include:

a)Noise levels arising from day / night time activities in the vicinity of the proposed development site and the impact upon the proposed accommodation, and

b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the proposed accommodation hereby approved.

Due to potential impact from the night time economy any noise survey should be undertaken to include the weekend so as to provide a representative assessment. The survey should also identify any nearby plant (eg air handling) that could impact on the proposal.

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Head of Service Public Protection