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/2025/0073**

Date: 25-03-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0073, 20-21 HOPE STREET, WREXHAM, LL11 1BG

Amended Plans - NEWID DEFNYDD Y LLORIAU UCHAF YN 5 FFLAT 2 YSTAFELL WELY, NEWIDIADAU I FLAEN Y SIOP I HWYLUSO MYNEDIAD AC ADDASU MAN MANWERTHU LLAWR GWAELOD O UN UNED I 2 UNED / CHANGE OF USE OF UPPERS FLOORS TO 5 NO 2 BEDROOM FLATS, CHANGES TO SHOP FRONT TO FACILITATE ACCESS AND CONVERSION OF GROUND FLOOR RETAIL SPACE FROM SINGLE UNIT TO 2 UNITS

Environmental Protection - No Comments

Report review

The findings of report 'PROPOSED MIXED-USE REFURBISHMENT - 20-21 HOPE STREET, WREXHAM - NOISE SURVEY NOISE IMPACTASSESSMENT' (prepared by: Hepworth Acoustics Ltd) has been reviewed and meets the objective for the proposed planning condition.

The Noise Climate has been assessed and would be considered to be within the following Noise Exposure Categories for New Dwellings (NEC).

Daytime – NEC Category B.

Night time – NEC Category C.

TAN 11 recommends – 'Planning permission should not normally be granted. - Where development is permitted, steps should be taken to ensure a commensurate level of protection against noise'.

Whilst 'Technical Advice Note (Wales) 11 – Noise',1997 (TAN 11) concerns noise exposure to 'new' dwellings we also are minded that this is a conversion that will expose occupants to noise which also required assessment and controls. Other policies reflect the need to encourage reuse of vacant premises particularly in the city centre. The conclusions support the ability to control the noise environment to protect future occupants and in this circumstance the mitigation measures are realistic in order to provide deliver this.

The report is therefore accepted and I recommend that this element of the application can be discharged.

If the content of the report forms part of the application and the details for the proposed attenuation are therefore conditioned under the … conditions the requirement for *'the measures as are approved shall be fully implemented prior to the first occupation / use of the development'* can also be discharged.

The report recommends a future need to provide details of any alternative ventilation that will be actually provided (which the report states is not yet determined) so that it meets the requirements of both the Building Act and TAN 11 and therefore I would propose a suitable conditioned worded as follows 'prior to occupation details of the proposed ventilation scheme should be submitted, and approved inwriting by the Local Planning Authority'.

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Head of Service Public Protection