wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

MEMORANDUM

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

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

Our Ref:

Your Ref: **P/2025/0236**

Date: 04-04-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0236, 11 LORD STREET, WREXHAM, LL11 1LH

Amended Plans - ADDASU'R LLAWR CYNTAF I 1 FFLAT AC 1 FFLAT UN YSTAFELL AC ADDASU RHAN O'R LLAWR GWAELOD I 1 FFLAT UN YSTAFELL A CHADW UNED FASNACHOL AR Y LLAWR GWAELOD / CONVERSION OF FIRST FLOOR TO 1 NO APARTMENT AND 1 NO BEDSIT AND PARTIAL CONVERSION OF GROUND FLOOR TO 1 NO BEDSIT WITH RETENTION OF GROUND FLOOR COMMERCIAL UNIT

EN08 - NOISE SURVEY

Further to the previous response dated 19th March 2025, I acknowledge receipt of the Noise Impact Assessment supplied by JPM Acoustics reference 0322025.

The reporting of the noise levels measured over one evening (10th - 11th March 2025) identify that over this night that the external noise levels would seem to be within NEC Cat C of TAN 11 which concludes that *'planning permission should not normally be granted. Where it is considered that permission should be given,*

for example, because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise'.

No reference has been made within the report to this planning guidance nor any conclusion as to whether the property meets the criteria within that document.

I also note that the monitoring occurred over a Monday night into Tuesday morning. This is a city center location and will be affected by the night time economy of the area and its patrons.

Separately our proposed condition for attenuation of noise between the commercial part of the property and both the residential units still requires assessing to determine the insulation design and requirements to meet Building Regulations Guidance: Part E -Resistance to the Passage of Sound as recommended in our previous response to this consultation dated 19th March.

Can the applicant please update the submission relating to the compliance with TAN 11, however the noise insulation between the units may be conditioned and implemented prior to the premises first being occupied.

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Head of Service Public Protection