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/2025/0301**

Date: 11-04-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0301, 49 KINGSMILLS ROAD, WREXHAM, LL13 8NL

NEWID DEFNYDD Y LLAWR GWAELOD O DDOSBARTH A1 (SWYDDFA'R POST) I DDOSBARTH C3 (ANNEDD) / CHANGE OF USE OF GROUND FLOOR FROM CLASS A1 (POST OFFICE) TO CLASS C3 (DWELLING)

EN08 - NOISE SURVEY

The proposed dwelling will front onto the A525 Kingsmills Road which has significant traffic impacting occupants of the premises. It is expected that Noise Levels when assessed against standards within TAN 11 Technical Advice Note may require noise attenuation including enhanced glazing systems.

Therefore a noise survey should be undertaken, prefereably before determination of this application to address this issue.

Otherwise this consition should be attached to any permission should it be given.

No part of the development shall commence until a noise survey has been carried out, and a detailed report of the survey findings has been 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 existing or proposed accommodation, and

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

The measures as are approved shall be fully implemented prior to the first occupation / use of the development.

EN10 - SOUNDPROOFING OF A BUILDING (BETWEEN FLOORS/WALLS)

No part of the development shall commence until a scheme of noise insulation and attenuation measures between the ground floor and first floor residential units in compliance with Building Regulations Guidance: Part E - Resistance to the Passage of Sound, has been submitted to, and approved in writing by, the Local Planning Authority. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first occupation / use of the development and shall thereafter be permanently retained.

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Head of Service Public Protection