wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
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**MEMORANDUM**

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

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

**Our Ref:**

**Your Ref: P/2025/0368**

**Date:** 14-05-2025

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**Town and Country Planning Act 1990**

**Town and Country Planning (General Development Procedure) Order 1996**

**Re: P/2025/0368, CONTACT WREXHAM, COUNCIL OFFICES, 16 LORD STREET, WREXHAM, LL11 1LG**

**NEWID DEFNYDD YR ADEILAD O DDOSBARTH B1 (SWYDDFEYDD) I DDOSBARTH D3 (ANHEDDAU) GAN GYNNWYS NEWID FFENESTRI SIOPAU I FFENESTRI DOMESTIG, AGORIADAU FFENESTRI NEWYDD A GWAITH CYSYLLTIEDIG / CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICES) TO CLASS D3 (DWELLINGS) INCLUDING REPLACEMENT OF SHOP WINDOWS TO DOMESTIC WINDOWS, NEW WINDOW OPENINGS AND ASSOCIATED WORKS**

RPT1 - REPORT REVIEW

Report 'Noise Assessment, 16 Lord Street, Wrexham' Dated February 2025 Ref: 13028A by Phlorum Ltd has considered the noise environment surrounding the proposal. Discussions were carried out with the consultant to address the lack of details relating to night time economy noise and plant associated with fast food

establishments. The report has been modified to discuss these concerns with proposed mitigation being increased to address these concerns.

The report has shown that the proposal falls within noise exposure category (NEC) B of Technical Advice Note (TAN) 11 and there for mitigation is required. The noise source was performantly traffic related with an element of people noise from the pedestrianised street. The report has recommended a glazing specification in section 6 so s to achieve the required internal noise levels in BS 8233. The report has commented (paragraph 6.12) that the windows will need to be closed in order to achieve these levels, though they should remain openable. Therefore an alternative ventilation will be required, which the report has not detailed:

*The ventilation and/or cooling system chosen should be designed so that it does not compromise the sound insulation performance of the building fabric.*

I recommend the applicant be required to provide details of ventilation so as to achieve the required internal noise levels and meet the requirements for preventing room overheating. The conclusions and glazing mitigation standards of the report are accepted and I recommend this condition be discharged.

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**Head of Service Public Protection**