



MEMORANDUM

From: Ian Jones
**Head of Service Public Protection
Economy and Planning**

To: David Fitzsimon
Chief Officer

Our Ref:

Your Ref: P/2022/0597

Date: 27-06-2023

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2022/0597, 9 TO 11 REGENT STREET WREXHAM LL11 1SG

ADDASU CYNTAF A'R AIL LLAWR ADIELAD I GREU 24 RHANDY / CONVERSION OF FIRST AND SECOND FLOOR OF BUILDING TO 24 APARTMENTS

RPT1 - REPORT REVIEW

The noise report reference 20664 dated 06/03/2023 has assessed the ambient environmental noise levels at the proposed site at three points as discussed in Paragraph 5.4.4. and provided a summary of the monitoring results. The report is accepted.

Whereas the report has correctly identified that Technical Advice Note (TAN) 11 is used for assessing the suitability of residential development it has not discussed the monitoring results in this context. TAN 11 sets noise limits from various sources. The report has analysed the loudest sounds recorded over three nights, daytime noise levels have not been discussed:

Position 1 (Hill Street/Regent Street junction): Vehicle noise, people noise (shouting) and other unidentified noises.

Position 2 (Regent Street): Vehicle noises

Position 3 (Hill Street): Vehicle noise

Whereas TAN 11 does have a defined road noise category it is my view that mixed is more appropriate due to the contribution of people and unidentified noises to the levels recorded at position 1. Whereas TAN 11 does not specifically mention people noises the following is stated under 'Mixed'

this refers to any combination of road, rail, air and industrial noise sources. The "mixed source" values are based on the lowest numerical values of the single source limits in the table. The "mixed source" NECs should only be used where no individual noise source is dominant.

It should also be noted that the NECs for Mixed and Road sources are identical.

Consideration of the highest recorded noise levels at each monitoring point on each of the three days for both daytime and night time in the context of TAN 11 gives the following:

Position 1: Daytime 66.6 dB = NEC C. Night time 63.7 dB NEC = C

Position 2: Daytime 65.1 dB = NEC C. Night time 59.5 dB NEC = C

Position 3: Daytime 62.4 dB = NEC B. Night time 58.2 dB NEC = C

With the exception of the daytime noise levels recorded at Position 3 the noise levels fall within NEC C which is defined in TAN 11 as:

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.

The report does however consider the above results in the context of both BS8233 which sets the standard for internal noise levels in dwellings and the World Health Organisation Guidelines for the same. The reports authors have recommended glazing a standards and restrictions on opening windows to achieve these levels.

Whereas TAN 11 recommends that the area should only be granted permission were there are no alternative areas I am satisfied that if permission is granted the mitigations proposed in the report will provide suitable attenuation to future residents of the proposed development.

The above summary has been provided on the understanding that there are no external amenity areas proposed as part of the development as this has not been discussed in the noise report and the recommended levels for such will not be met.

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Head of Service Public Protection