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/2025/0093

Date: 08-07-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0093, 67 KING STREET, WREXHAM, LL11 1HR

(HMO) / CHANGE OF USE OF BUILDING FROM CLASS D1 (EDUCATIONAL USE) TO CLASS SUI GENERIS (HMO) – 9 TENANTS

RPT1 - REPORT REVIEW

Report '67 King Street, Wrexham, Noise Assessment Report' Ref: RSA512/2025 Dated: 10 June 2025 by RS Acoustic Engineering has confirmed that the dominate noise source is traffic on King Street and Rhosddu Road. Monitoring has shown that the noise levels recorded on the building side facing Rhosddu Road fall within Noise Exposure Category C for both day and nighttime. Technical Advice Note (TAN) 11 describes NEC C 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.

For the side facing onto King Street the noise levels were within NEC B which requires attenuation.

The report then provides a breakdown of the attenuation levels from the building with a view to achieving the recommended internal levels as defined in BS8233. and confirmed that the rooms with single glazing windows will not achieve theses noise levels. The report has demonstrated that with the inclusion of 4mm thick secondary glazing in the habitable rooms the levels defined in BS 8233 will be achieved.

The report has then considered the noise levels with the windows opened for purge ventilation and confirmed that the noise levels in BS8233 will not be achieved. The report has recommended that the windows remain openable but that alternative ventilation means be provided and has provided several options to achieve the required noise levels. Any of which would be appropriate.

The report then considers the internal sound insulation and acoustic separation and confirmed that the separating floors and party walls require acoustic attenuation. Several options have been recommended so as to achieve compliance with relevant approved documents. There may be some benefit to seeking Building Control's opinion on the proposals.

As the report has shown that the proposal falls within NEC C of TAN 11 it will be a matter for Planning to determine whether this is a suitable development. If the decision to support it is made, then the proposed mitigation will provide attenuation such that the stands in BS8233 will be met in applicable rooms. Building control may wish to consider the proposed scheme to comply with Approved document s E & F.

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Head of Service Public Protection