



MEMORANDUM

From: Ian Jones

**Head of Service Public Protection
Service Planning Development**

Our Ref:

Date: 16-07-2024

To: Matthew Phillips

Head of

Your Ref: P/2024/0148

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2024/0148, 61 KING STREET WREXHAM LL11 1HR

**NEWID DEFNYDD ADEILAD O DDOSBARTH A2 (SWYDDFEYDD) AR DRI LLAWR I
DDEFNYDD CYMYSG DDOSBARTH A2 (SWYDDFEYDD) A C4 (TY AMLFEDDIANNAETH) /
CHANGE OF USE OF BUILDING FROM CLASS A2 (OFFICES) ON THREE FLOORS TO MIXED
USE CLASS A2 (OFFICES) AND C4 (HMO).**

RPT1 - REPORT REVIEW

Report '61 King Street, Wrexham, Noise Assessment Report' By RS Acoustic Engineering, Project Reference: RSA475/2024, Report Date: 05 July 2024. Has shown that during the two shorter monitoring days the recorded noise levels on the King Street façade are at the overlap between NEC B & C of TAN 11. NEC C would normally recommend that planning permission is not granted, unless there are no other suitable areas. However, it is noted that these were for shorter days and it may be that if averaged over the full monitoring period the levels may have been lower as was the case with the monitoring carried out for the full day on 26-06-24. It has also been shown that both periods for night time monitoring are within NEC B.

Which permits development with noise mitigation. The report also shows that noise levels to the rear of the premises are all within NEC A, where noise mitigation is not required. This section would support a planning decision to permit the development given the overlap in the noise exposure categories.

The report has recommended mitigation in terms of either installation of secondary glazing or the windows are replaced with standard double glazing to the windows facing King Street. The report has demonstrated that either of these will provide the required attenuation.

The report has demonstrated that the internal noise levels on the King Street façade will not be met with openable windows so will need to be non-opening. The report has therefore recommended installing either acoustic attenuated ventilation in the window frame or a background ventilator. The report has provided an acceptable noise mitigation specification for any ventilator units. As this will affect room ventilation it is recommended that Building Control be consulted on their suitability.

The report then discusses the floors and walls for noise insulation and identifies that both require mitigation to improve their sound installation, and suggests some schemes.

The findings and recommendations of the report are supported and I recommend that the mitigation methods be conditioned on any planning permission.

INF33 - Housing Standards

The Applicant / Developer is required to make an application for a HMO licence, prior to the property becoming occupied as a HMO. The HMO Licence application form and guidance is available upon request by email to healthandhousing@wrexham.gov.uk

The Applicant / Developer is also required to comply with the Rent Smart Wales Scheme being registered and / or licensed as necessary. Further information on Rent Smart Wales is available at: <https://www.rentsmart.gov.wales/en/>

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