



MEMORANDUM

From: Ian Jones

To: Matthew Phillips

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

Head of

Our Ref:

Your Ref: P/2023/0757

Date: 19-12-2023

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2023/0757, 59 HOPE STREET WREXHAM

**NEWID DEFNYDD O B1 (SWYDDFA) I C3 (ANNEDD) / CHANGE OF USE FROM B1 (OFFICE)
TO C3 DWELLING**

RPT1 - REPORT REVIEW

Report Apartment Development, 59 Hope Street, Wrexham LL11 1BE Noise Assessment' By Environoise, Ref: 21847R01JPSW dated 11/04/2023 has not considered the noise levels in terms of TAN 11. Evaluation of the report has identified the side of the building overlooking Hope Street falls within NEC B during the daytime but NEC C during the night time for the closets applicable category of mixed sources.

NEC C is defined 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 identifies the night time ambient noise being higher than the daytime noise levels and makes the following observation about the noise:

bass-heavy music emanating from pubs/bars in the close vicinity and street cleaners operating in the early hours of the morning.

This would therefore be a matter for Planning to determine whether this development is in an appropriate area. It should be borne in mind that under nuisance provisions case law protects those who ‘come to the nuisance’ rather than existing legitimate users.

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Head of Service Public Protection