



MEMORANDUM

From: Ian Jones

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

Our Ref:

Date: 02-04-2024

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

**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).**

Environmental Protection - No Comments

Any noise survey should also consider the impact from the bus station and the resultant increased number of buses on the road.

ZP07A NOISE SURVEY

No part of the development shall commence until a noise survey has been carried out, and a detailed report of the survey findings has been submitted to, and approved in writing by, the Local Planning Authority. The

noise survey shall determine noise levels for both Day (07:00 – 23:00 hours) and Night (23:00 – 07:00 hours), having regard to Planning Policy Wales (PPW) Guidance, Technical Advice Note (TAN) 11 – Noise. The report of the noise survey findings shall include:

- a) Noise levels arising from day / night time activities in the vicinity of the proposed development site and the impact upon the existing or proposed accommodation, and
- b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the existing or occupants of the proposed accommodation hereby approved.

The measures as are approved shall be fully implemented prior to the first occupation / use of the development.

ZP09 - SOUNDPROOFING OF A BUILDING (BETWEEN FLOORS/WALLS)

No part of the development shall commence until a scheme of noise insulation and attenuation measures between the floors and with the walls of neighbouring commercial units in compliance with Building Regulations Guidance: Part E - Resistance to the Passage of Sound, has been submitted to, and approved in writing by, the Local Planning Authority. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first occupation / use of the development and shall thereafter be permanently retained.

A37N - 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 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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