wrexham
COUNTY BOROUGH COUNCIL
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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/2025/0435**

Date: 24-07-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0435, RUABON RAILWAY STATION, STATION ROAD, RUABON, WREXHAM, LL14 6DL

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

Environmental Protection - No Comments

The previous planning application was refused based on disturbance from environmental noise (see P/2022/0459). The noise report that accompanied that application demonstrated that the proposed site fell within Noise Exposure Category (NEC) C of Technical Advice Note (TAN) 11. Whereas there is a provision for the development to be permitted with mitigation, this is caveated on there being a reason to permit it with permission normally being refused without such a reason.

This application would appear to be in part due to the Planning Inspectors comments as stated in the Design and Access Statement, that mitigations possible. This is not refuted though the core caveat for NEC C has still not been addressed, namely a reason to permit the development such as to justify building in an environment where the recorded sound pressure levels would normally result in refusal.

The planning inspector supported the decision to recommend refusal for reasons detailed in the appeal decision.

This sections opinion remains unchanged in that our recommendation is for refusal.

However, if the Planning Department is satisfied that there are sufficient reasons to justify the development I would recommend a condition requiring a building acoustic specialist be contracted to produce a detailed report showing methodology to ensure compliance with BS8233. In addition, the same contractor must be engaged to carry out testing of the installed acoustic attenuation works to demonstrate compliance with the standard. I recommend that this specialist be advised to contact the Environmental Health and Housing Standards team to agree a scope of works prior to carrying out any assessment.

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Head of Service Public Protection