

Cerys Jones

From: Matthew Phillips
Sent: 02 March 2020 16:25
To: planning_admin
Subject: FW: Central Buildings, Wrexham

Please add as Public Protection response to P/2018/0915

From: Toby Zorn
Sent: 02 March 2020 16:22
To: Matthew Phillips
Subject: RE: Central Buildings, Wrexham

Hi Matthew

The difference between the two reports is the information shown below and it addresses the previous concerns regarding construction design: -

Floor Upgrade suggestion:

A complex build up and construction of the floor will be required to help mitigate the noise on the first floor from the take-away restaurant below and bar in the basement of the building. It would be recommended to install the following on the first floor of the building separating the take-away restaurant below.

EXISTING FLOOR

18mm Cement impregnated Chipboard

JCW acoustic cradle system

70mm Battens with 100mm Rockwool RWA45 between

Cellecta Screedboard 28 covering

Please note that a 5mm gap must be left between all of the above and the existing walls of the building and sealed with acoustic sealant. This will ensure that no low frequency transfer can happen between the existing structure and the new floor of the building.

The JWC cradle system will reduce low frequency sound by 40dB.

With the remaining upgrade it would be estimated that the low frequency transfer would be minimum 50-60dB reduction.

External Wall Upgrades

All external walls will need have separation from the internal finish to the external wall.

It would be recommended to install a 70mm stud wall on the inside of the building on the first and second floors.

This stud wall should be acoustically separated from the structure of the building by leaving a 15mm Clear cavity from the existing external wall structure. On the first floor of the building, this stud wall should be built onto the new floating floor system so that the wall is separated from the existing structure to avoid the low frequency sound transfer from the floor to the new internal wall.

For the new building, it would be recommended to insulate the external walls of the building with a dense mineral wool insulation to improve the sound reduction of the external walls.

However, this may mean having a bigger cavity wall to be able to achieve the required U Values for Part L of the building regulations.

From looking at the manufacturers data this system should be effective as long as there is a strict adherence to the specifications as described. To that end I would recommend that the Robust Detail construction system for flooring (identified above – [FFT-2](#) and [E-FT-6](#)) be followed to ensure the insulation is installed correctly.

From the JCW website: -



'On choosing a Robust Detail construction, a registration fee of £30 per plot must be paid to Robust Details Ltd. The purchase documents can then be submitted to building control for their approval. Robust Details Ltd provides a specification and checklist to ensure that the construction is carried out correctly. Robust Details Ltd employs specialist acoustic consultants nationwide who monitor the construction and performance of the separating walls and floors during the construction process to ensure compliance'.

However I could not find a reference to the cradle system reducing low frequency sound by 40 dB (highlighted above) or what frequency range this sound reduction applies too. Please can you ask the developer to identify where the 40 dB reduction comes from?

The specified acoustic glass should also be effective in attenuating environmental noise but I would recommend that acoustic trickle or through wall ventilation systems be installed for habitable rooms on the Brook Street and Bridge Street elevations.

If you need to discuss this report further please give me a shout.

Kind regards

Toby Zorn

Swyddog Arbenigol (Iechyd yr Amgylchedd a Tai)

Specialist Officer (Environmental Health and Housing Standards)

☎ 01978 297 426 / 07800 688 705

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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 18 February 2020 13:22

To: Toby Zorn <Toby.Zorn@wrexham.gov.uk>

Cc: Robert Johnston <Robert.Johnston@wrexham.gov.uk>

Subject: FW: Central Buildings, Wrexham

Toby,

Nick commented on a noise report submitted with application P/2018/0915 back in November 2018 expressing concerns. Attached is an updated copy of the report along with Nick's comments. Can you review the revised report and let me know if it addresses the concerns?

Matthew

From: Guy Evans [<mailto:guyevans@cassidyashton.co.uk>]
Sent: 18 February 2020 13:02
To: Matthew Phillips
Subject: RE: Central Buildings, Wrexham

Matthew

It is disappointing to have reached this position and you will appreciate that my approach has always been to work with the LPA to reach a positive outcome on an application, however, my instructions from the applicant are clear. The request is that the application be determined without further delay, based on all information presented to you to date. We acknowledge that this has the potential to lead to reasons for refusal additional to that already agreed, i.e. flood risk, however the view has been taken that the likely additional protracted timeframe is better placed as part of the appeal procedure.

You will acknowledge that the applicant has contractual arrangements with the Council in respect of the site's purchase, against which there is a prescribed time commitment. Further delays on the determination of the planning application simply cannot be afforded.

On the matter of the noise impact, our comments still stand. What I would like to clarify is whether the Environmental Protection team based their comments on an updated report that was prepared and issued to the Council I believe, although it does not appear to marry up with the document on the Council website. I attach a copy of the updated report, which includes sufficient information / recommendations to align with an appropriate planning condition in my opinion, and would appreciate your view on the matter.

Regards

Guy

Guy Evans BSc (Hons) MSc MRTPI
Director
Chartered Town Planner



CASSIDY + ASHTON | 10 Hunters Walk, Canal Street, Chester, CH1 4EB
T: +44(0)1244 402 900
E: guyevans@cassidyashton.co.uk

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 14 February 2020 13:10

To: Guy Evans <guyevans@cassidyashton.co.uk>

Subject: RE: Central Buildings

Guy,

I apologise for this, I think we have got our wires crossed a little on this and I take responsibility for that. Essentially I have focussed on the two key issues of design and flooding and have neglected the other issues.

In terms of noise, I don't think this can be dealt with by a condition, not least on the basis of the information submitted – had Public Protection felt they had sufficient information to recommend a condition then based on experience of other sites in the town centre they would have done. The issue here is the location of the site in respect of a specific noise generating use. On the basis of the advice from Public Protection I can only conclude that they are not sufficiently satisfied that the information submitted to date provide sufficient reassurance that night time noise will not be an issue, even with mitigation.

The issue with viability is not one of needing an entirely new survey. The issue was one of consistency with the way in which the LDP work has been done (indeed how I would expect viability assessments to be done generally), particularly in respect of build costs and benchmarking against an existing use value. Whilst I agree that the results of an updated appraisal are probably unlikely to reach a fundamentally different conclusion, this will be contentious issues for members. I don't think I'd be in a position to agree that the work submitted to date is evidence for a 0% affordable housing requirement. I cannot rely on the LDP evidence given that this was carried out on the assumption of a mix of unit type, which would also include dwellings subject to an average of £5000 per dwelling contributions. The overall s106 contributions would be substantially less – in the region of £1000 per unit for off-site POS.

I do appreciate that the applicant wishes to draw a line under this and I do apologise for the delays which I accept full responsibility for. The local member has requested a meeting with my manager to discuss this site and I have been asked not to determine until that meeting takes place. My manager has been on leave for just over 2 weeks which has delayed this taking place.

Regards



Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead
Cynllunio a Rheoleiddio/Planning and Regulatory



01978 298780

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From: Guy Evans [<mailto:guyevans@cassidyashton.co.uk>]
Sent: 14 February 2020 12:43
To: Matthew Phillips
Subject: RE: Central Buildings

Matthew

Comments as follows:

Ecology – refer attached. This is as per the email exchange between Emma Broad and our consultant that I sent you on 12th Nov.

Noise – personally I am at a loss as to why this matter cannot be addressed through an appropriately worded planning condition. A noise report has been submitted and makes recommendations accordingly. There is capacity to upgrade the required elements in the existing building walls / floors / fenestration to achieve recognised acceptable levels internally. It must be noted that there is a floor separating the nightclub (basement level) and the proposed apartments (FF and above). As for the new build, there is capacity to incorporate appropriate construction of floors / walls / fenestration to achieve recognised acceptable levels internally. It must be further noted that there are no windows proposed on the elevation neighbouring the existing building. The site must be considered in its context, i.e. town centre location.

Viability – your comments from 22 Nov'19 were noted but through subsequent discussions it was my understanding that in principle you were satisfied with the position on viability and hence further assessment work was not required. This was endorsed by the fact that in our most recent correspondence leading up to getting the application signed-off I made requests as to whether there were any additional outstanding items (other than the flood risk matter), to which no further requests were made. If I have misread the matter I apologise. Is there not the capacity to agree that the principle is accepted and not have to go through the process of further assessment work, which will only come to the same conclusion by other means.

You will appreciate that the applicant is minded to draw a line under the application and move on with an appeal at the earliest opportunity and so I must request that this be facilitated as quickly as possible.

Regards

Guy

Guy Evans BSc (Hons) MSc MRTPI
Director
Chartered Town Planner



CASSIDY + ASHTON | 10 Hunters Walk, Canal Street, Chester, CH1 4EB

T: +44(0)1244 402 900

E: guyevans@cassidyashton.co.uk

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 07 February 2020 13:11

To: Guy Evans <guyevans@cassidyashton.co.uk>

Subject: Central Buildings

Guy,

Just by way of an update, I have contacted the local member to outline my concerns however he has asked for a meeting with Dave Williams about the site. Dave is on leave until next week. I have been working on a committee report in any case. The flooding issue is obviously the key outstanding issue, however we did have discussions on a number of other issues. Parking I am satisfied is ok based. I don't seem to have had anything further regarding ecology. I did sent through quite a lengthy email on 22nd of November regarding the viability work. We had also previously discussed noise in the context of Public Protection's comments about compatibility with the adjacent night club (it was on the agenda you circulated for a meeting we had in May). I am conscious of the fact that design and flooding were the subject to most of the discussions when you took over as agent for this site. However I don't appear to have had anything further on the viability or noise matters. Are these matters you want to respond on prior us determining the application?

Matthew

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