wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
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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/2025/0746

Date: 03-11-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0746, 8-10 PRIORY STREET, WREXHAM, LL11 1SU

RHYDDHAU AMOD 3 (SŴN) A 4 (SŴN) CANIATÂD CYNLLUNIO P/2023/0625/DISCHARGE OF CONDITIONS 3 (NOISE) AND 4 (NOISE) OF PLANNING PERMISSION P/2023/0625

RPT1 - REPORT REVIEW

Report 'Assessment of noise impact for proposed residential redevelopment above the Priory Café Priory St, LL11 1SU' Ref: ARR/C/3817.01 dated 222n July 2024 by ADC Acoustics has considered the noise environment and identified that road traffic noise from Hill Street as the main daytime noise. The report has confirmed that no noise was recorded form the nearby music venue. The report has continued on the basis of road traffic noise.

The report has identified that the daytime noise levels are within Noise Exposure Category(NEC) A of Technical Advice Note (TAN) 11 which means that noise need not be considered a determining factor. However, the nighttime nose levels fall within NEC B which is defined as:

Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection.

BS 8233 sets the expected noise levels for the various rooms, with the WHO providing further guidelines for peak noise levels overnight.

So as to achieve these noise levels the report has stated that basic thermal double glazing will meet the noise level standard but confirmed that the WHO peak value can only be met with closed windows. Therefore, non-acoustic vents have been recommended to give the occupant the option of having the windows closed while cooling the room. These conclusions are accepted.

The report has also identified noise from a potato press within Priory Street Cafe as well as a ventilation fan serving the cafe another potential noise sources. The report comments that the potato press can adequately be dealt with via floor insulation. The report has explained that the fan noise is audible on the first-floor level during the cafe's opening times and comments:

'There was also a fairly small extractor fan which wasaudible at first floor level during opening hours, but by no means excessive.This fan was in very poor condition and needs servicing, which should reducenoise levels significantly. Otherwise, there was no perceptible noise from thecafé or its mechanical equipment.'

However, given that the residential development is themore recent addition to the area, the Agent of Change principle should apply,meaning the responsibility for mitigating the impact of existing noise sourceslies with the residential developer.

This principle is supported by Welsh Government guidanceissued in May 2017, titled “Supporting the night-time economy and the Agent ofChange principle”, which forms part of national planning policy on soundscapeand noise. It states that new developments must take account of existingnoise-generating uses and ensure appropriate mitigation is in place

As commented the noise report did not identify any entertainment noise during the monitoring period. Given the proposal lies between which a premises that describes itself as a live music venue and has a premises licence for music until 4am and a public house which also has a premises licence for music until 1am this represents a significant possibility of disturbance with bass music from the live music premises of particular concern. Without any consideration of these noise sources, I am unable to recommend this condition is discharged.

I recommend the applicant is contacted and asked to resubmit a noise report that fully considers potential impact from music noise from these two venues individually and together so as to design an appropriate mitigation scheme for the different sides of the proposal. Consideration of the lower octave bands should be a key consideration so as to be able to mitigate against bass music. It may be advantageous for the applicant of their agent to discuss any proposed assessment with this section prior to undertaking it.

Report 'Priory Street, Wrexham, LL11 1SU. Acoustic Design. Summary for The Building Regulations Approved Document E'. Ref PJD/C/5868.01, Dated July 2024 by ADC Acoustics. Describes a mitigation scheme so as to meet the requirements of Approved Document E to prevent the passage of sound. This document details a technical breakdown of the recommended techniques and materials so as to meet this standard, and I therefore recommend the opinion of building control be sought on this document. I would also recommend that the applicant be queried as to whether the proposed will sufficiently mitigate against noise/vibration from the wall mounted potato press in the Priory Street Cafe as identified in the Acoustic Report (Ref: ARR/C/3817.01).

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Head of Service Public Protection