wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

MEMORANDUM

From: **Ian Jones**
Head of Service Public Protection

To: **Matthew Phillips**
Head of Service Planning Development

Our Ref:

Your Ref: P/2025/0833

Date: 18-11-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0833, ROXBURGH HOUSE, 12 HILL STREET, WREXHAM, LL11 1SN

NEWID DEFNYDD AIL A THRYDYDD LLAWR YR ADEILAD O DDOSBARTH B1 (SWYDDFEYDD) I GREU 30 O FFLATIAU (DOSBARTH C3) GAN GYNNWYS CREU MANNAU PARCIO YCHWANEGOL, STORFA AR GYFER BINIAU, STORFA AR GYFER BEICIAU A DIHANGFEYDD / CHANGE OF USE OF SECOND AND THIRD FLOOR OF BUILDING FROM CLASS B1 (OFFICES) TO CREATE 30 NO APARTMENTS (CLASS C3) INCLUDING CREATION OF ADDITIONAL PARKING SPACES, BIN STORE, CYCLE STORAGE AND MEANS OF ESCAPE

RPT 2 - REPORT REQUIRED

(WCBC 53)

Due to the presence of city centre nightlife and noise generated by trading businesses in close proximity to the proposal site, this section is unable to make a recommendation without a noise assessment being carried

out. The assessment is required to establish the potential impact of existing noise sources on future residential occupiers and to determine whether appropriate mitigation measures should be implemented.

The report should be In line with Technical Advice Note (TAN) 11: Noise, and the associated guidance documents, the proposal to convert a building from offices to apartments must be supported by a comprehensive noise impact assessment. This should include baseline measurements of existing noise levels, an evaluation of how those levels may affect the internal and external living environment of the proposed dwellings, and recommendations for mitigation where necessary.

Furthermore, the assessment must demonstrate compliance with BS 8233:2014, which sets out appropriate internal noise level criteria for residential developments. This ensures that habitable rooms such as bedrooms and living areas achieve acceptable acoustic conditions, safeguarding the health, comfort, and quality of life of future residents.

Such reports are essential to demonstrate compliance with national planning policy and acoustic standards, and to ensure that the development will provide acceptable living conditions. Without this report, this department is unable to make further consideration of the proposal, and it cannot proceed.

……

Head of Service Public Protection