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/2025/0899**

Date: 12-12-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0899, 31 HIGH STREET, WREXHAM, LL13 8HY

NEWID DEFNYDD Y LLAWR GWAELOD O DDOSBARTH A2 (SWYDDFA) I DDOSBARTH A3 (BWYTY) A'R LLORIAU UCHAF O DDOSBARTH A2 (SWYDDFA) I DDOSBARTH C3 (5 O FFLATIAU) / CHANGE OF USE OF GROUND FLOOR FROM CLASS A2 (OFFICE) TO CLASS A3 (RESTAURANT) AND UPPER FLOORS FROM CLASS A2 (OFFICE) TO CLASS C3 (5 NO APARTMENTS)

RPT 2 - REPORT REQUIRED

(WCBC 53)

Due to the presence of licensed premises near the proposal. This section is unable to make a recommendation without a noise assessment:

A noise survey shall be carried out, and a detailed report of the survey findings 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 proposed accommodation, and

b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the occupants of the proposed accommodation.

Any noise assessment shall be carried out at such a time so as to capture the nighttime economy. A detailed discussion of any bass music shall be included as well as a discussion of suitable mitigation.

EN10 - 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 residential and any neighbouring commercial use as well as the proposed ground floor commercial operation, 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.

EN04 - (ODOUR) KITCHEN EXTRACTION DETAILS REQUIRED

No part of the development shall commence until details of the means of ventilation for the extraction and dispersal of cooking smells, including details of its method of construction, odour control measures, its appearance and finish have been submitted to, and approved in writing by the Local Planning Authority. The system design shall have regard to the guidance set out in EMAQ Report - Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Update to the 2004 report prepared by NETCEN for DEFRA). The approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.

INF30 - FOOD HYGIENE REGULATIONS

You are advised that the premises should comply with the relevant Food Hygiene Legislation, and you are advised to contact Council's Food & Farming Team on foodandfarming@wrexham.gov.uk or 01978 298989 for further advice and information.

INF29 - FOOD PEMISES – FOG ADVICE

Guidance on best management practice for catering outlet for the dispersal of fats, oils, grease and food waste, as issued by Water UK is available by contacting the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 298989 for further advice and information.

EN14 - GREASE TRAPS

Prior to first use of the development a suitable grease trap shall be provided in order to prevent entry into the public sewerage system of matter (cooking fats, oils and grease etc.) likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents. The grease trap shall thereafter be permanently retained in a working condition.

Environmental Protection

Noise from any air handling plant has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If nose is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any air handling plant

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Head of Service Public Protection