wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

MEMORANDUM

From: **Roger Mapleson**
Head of Service Public Protection

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

Our Ref:

Your Ref: **P/2025/0833**

Date: 28-04-2026

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

Amended Application - 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

RPT1 - REPORT REVIEW

having considered the additional information provided by the applicant relating to noise, I make the following further comments:

When considered in relation to technical Advice Note 11 (TAN 11) the original report identified that the area falls within nose exposure categories that would recommend planning permission be refused.

•Prior to the commencement of development, further clarification should be provided by the applicant in the form of an addendum to the submitted Noise Impact Assessment. The addendum shall take account of, and explicitly address, the additional commentary submitted by NoiseAir and uploaded to the planning portal on 13/04/2026 (“Further Noise Details”), including clarification of the assessment metrics adopted, confirmation of the external noise levels used to inform the mitigation design, and further explanation of the assessment of night time maximum noise events in relation to Technical Advice Note 11. This is required to ensure that the proposed mitigation measures are designed against representative day time and night time noise conditions at the site.

•Sound insulation between commercial and residential uses

No part of the development should commence until a scheme of noise insulation and attenuation measures between any floors and walls adjoining neighboring commercial premises and any ground floor commercial uses, as well as between residential units, has been submitted to and approved in writing by the Local Planning Authority. The approved measures should be fully implemented prior to first occupation and

thereafter permanently retained, with post completion testing undertaken where appropriate to confirm performance.

•Acoustic glazing and building envelope performance

Prior to the occupation of any residential unit, details of the proposed acoustic glazing and building envelope construction should be submitted to and approved in writing by the Local Planning Authority. The submitted details should demonstrate that the completed building will achieve the façade sound insulation performance identified within the approved acoustic report, taking into account glazing, frames and installation.

•Acoustic ventilation to habitable rooms

The development should not be occupied until details of the proposed acoustic ventilation strategy for all habitable rooms have been submitted to and approved in writing by the Local Planning Authority. The scheme should demonstrate that internal noise levels will accord with the guidance set out in BS 8233 and that noise generated by the ventilation system itself will not adversely affect residential amenity. The approved system should be installed prior to occupation and thereafter maintained.

•Control of plant and servicing noise

Prior to occupation, a scheme for the control and mitigation of noise from fixed plant and servicing or delivery activities affecting the development shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall be designed in accordance with the agent of change principle, ensuring that the introduction of noise sensitive residential development does not result in unreasonable restrictions on the operation of existing neighboring commercial uses.

The scheme should include details of appropriate mitigation measures and post installation noise verification, demonstrating that noise from plant and servicing activities will not give rise to an adverse impact at the residential façades.

Approved measures should be fully implemented prior to first occupation and thereafter permanently retained.

……

Head of Service Public Protection