wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
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## MEMORANDUM

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

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

**Our Ref:**

**Your Ref: P/2026/0174**

**Date:** 28-04-2026

**Town and Country Planning Act 1990**

**Town and Country Planning (General Development Procedure) Order 1996**

**Re: P/2026/0174, FIRST AND SECOND FLOOR FLAT, 36 BROOK STREET, WREXHAM, LL13 7LL**

**NEWID DEFNYDD O FFLAT 3 YSTAFELL WELY (DOSBARTH C3) I DŶ AMLFEDDIANNAETH 3 YSTAFELL WELY (TAI AMLFEDDIANNAETH) (DOSBARTH C4) / CHANGE OF USE OF 3 BEDROOM FLAT (CLASS C3) TO 3 BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO) (CLASS C4)**

INF33 - Housing Standards

The Applicant / Developer is required to make an application for a HMO licence, prior to the property becoming occupied as a HMO. The HMO Licence application form and guidance is available upon request to healthandhousing@wrexham.gov.uk

The Applicant / Developer is also required to comply with the Rent Smart Wales Scheme being registered and / or licensed as necessary. Further information on Rent Smart Wales is available at: https://www.rentsmart.gov.wales/en/

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 each floor and include the ground floor and neighbouring commercial use, 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.

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**Head of Service Public Protection**