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/2026/0216

Date: 13-05-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0216, 7 HIGH STREET, WREXHAM, LL13 8HP

NEWID DEFNYDD LLAWR CYNTAF AC AIL LAWR O DDOSBARTH A3 (MANWERTHU MASNACHOL/CAFFI) I DDOSBARTH C2 (ANNEDD) A NEWIDIADAU I'R WEDD FLAEN / CHANGE OF USE OF FIRST AND SECOND FLOORS FROM CLASS A3 (COMMERCIAL RETAIL/CAFE) TO CLASS C3 (DWELLING) AND ALTERATIONS TO FRONT ELEVATION

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 any neighbouring commercial usage and any other floors used for with commercial or residential usage 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.

RPT 2 - REPORT REQUIRED

(WCBC 53)

So as to make an informed recommendation this section requires an assessment of the existing noise levels at the proposal. I recommend that this be required pre-determination

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 hereby approved.

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Head of Service Public Protection