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/2026/0353

Date: 30-06-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0353, 22 TO 26 LORD STREET & 10 TO 14, EGERTON STREET, WREXHAM

NEWID DEFNYDD YR AIL LAWR O SWYDDFEYDD I 6 FFLAT HUNANGYNHWYSOL / CHANGE OF USE TO SECOND FLOOR FROM OFFICES TO 6 SELF CONTAINED FLATS

RPT1 - REPORT REVIEW

Report Ref: NIA/1423/25/523/V1.0/Lord Street & Egerton Street, Wrexham dated 22nd December 2025 has considered the existing noise environment at the proposal and identified that both day and nighttime noise fall within noise exposure category (NEC) B of Technical Advice Note (TAN) 11. As a result, noise attenuation is required. Have considered the existing double glazing the report has identified that this will provide the required level of mitigation. These conclusions are accepted.

The report has further recommended (Paragraph 4.23) an upgrade to the wall with the neighbouring commercial unit. I recommend that this mitigation be required by planning condition.

Whereas the report has correctly identified the neighbouring commercial unit as a potential source of noise disturbance and recommended appropriate mitigation, no such information has been provided relating to the floors. It is understood from the report that the floor directly below the proposal is currently used as storage. This is a commercial use that has the potential to cause disturbance to the future occupants of the proposal, and I recommend that a report be required from the applicant to assess this prior to determination (see seperate)

EN10 - SOUNDPROOFING OF A BUILDING (BETWEEN FLOORS/WALLS)

A scheme of noise insulation and attenuation measures between the proposed use and commercial use on the floors below in compliance with Building Regulations Guidance: Part E - Resistance to the Passage of Sound, shall be 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