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/2026/0410**

Date: 02-07-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0410, 18 REGENT STREET, WREXHAM, LL11 1SA

RHYDDHAU AMOD 4 (AROLWG SŴN) A 5 (MESURAU SŴN) CANIATÂD CYNLLUNIO P/2022/1057 / DISCHARGE OF CONDITIONS 4 (NOISE SURVEY) AND 5 (NOISE MEASURES) OF PLANNING PERMISSION P/2022/1057

RPT1 - REPORT REVIEW

Condition 4

Report '18 Regent Road, Wrexham, Noise Impact Assessment, Application P/2022/1057 – Discharge of Condition 4' By JPM Consult Ref: 2025_206 Dated 22/06/2026 has considered the existing noise environment where monitoring has demonstrated that the facade on Regent Street falls within Noise Exposure Category (NEC) B of Technical Advice Note (TAN) 11. The rear of the development overlooking the car park off Egerton Street has been monitored as NEC A.

NEC A does not require any further consideration for noise and NEC B requires mitigation so as to protect the residents from noise. The Report confirms that the proposed accommodation has been designed to place the sleeping areas on the quieter side of the building (overlooking the car park).

However, so as to present a robust assessment and protect the future occupants the whole proposal has been considered under BS8233 'Guidance on sound insulation and noise reduction for buildings'. The bedrooms are predicted to meet the values in BS8233 for the nighttime without any mitigation. However, the facade overlooking Regent Street has been shown to require mitigation. The report has confirmed that new thermally treated double glazing is to be installed and it is accepted that with these windows closed the noise limits will be met for non-sleeping rooms. However, when opened the noise limits will be exceeded. The report has confirmed that through-wall ventilators achieving a minimum sound insulation performance of 31 dB Dne,w will be installed. This will also achieve the recommended noise limits.

The report has not discussed whether the windows will be openable. Given the provision of acoustics vents will afford the option for the occupants to use the proposed vents during nosier periods this section has no objection to the windows being openable.

I recommend that Condition 4 is discharged.

Condition 5

Technical Note 'Discharge of Condition 5 attached to planning application ref WRR P/2022/105718 (Conversion of upper floors to 2 apartments at 18 Regent Street, Wrexham, LL11 1SA)' Dated 23-06-26. Has considered the sound insulation between the proposed residential accommodation and the existing lower and neighbouring commercial use. The existing and proposed wall and floor construction has been considered and shown to exceed the acoustic attenuation requirement in Approved Document E.

As related to noise I recommend condition 5 is discharged.

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Head of Service Public Protection