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/2026/0415

Date: 14-07-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0415, 56 PEN Y BRYN, WREXHAM, LL13 7HY

NEWID DEFNYDD RHAN O'R LLAWR GWAELOD, LLAWR CYNTAF AC AIL LAWR ADEILAD YN 6 FFLAT / CHANGE OF USE OF PART OF GROUND FLOOR, FIRST AND SECOND FLOORS OF BUILDING TO 6 FLATS

RPT 2 - REPORT REQUIRED

(WCBC 53)

I recommend the following reports be required from the applicant prior to determination:

1. Due to the existing commercial use of the proposal a scheme of noise insulation and attenuation measures between the commercial and residential usage, to include both relevant floors and walls 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. To include a scheme for the permanent retention of any proposed mitigation.

2. Due to the A5152 being a busy access road into Wrexham and the presence of commercial units, including a garage and licensed premises 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.

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Head of Service Public Protection