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/2026/0435

Date: 24-07-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0435, MEET N EAT, COMMUNITY HOUSE, 17 DARBY ROAD, BRYNTEG, WREXHAM, LL11 6LW

NEWID DEFNYDD RHAN O'R LLAWR GWAELOD O DDOSBARTH DEFNYDD CYMYSG A3/B1 (CAFFI/SWYDDFA) A LLAWR CYNTAF O DDOSBARTH B1 (SWYDDFA) I DDOSBARTH C3 (ANNEDD) / CHANGE OF USE OF PART OF GROUND FLOOR FROM MIXED USE CLASS A3/B1 (CAFE/OFFICE) AND FIRST FLOOR FROM CLASS B1 (OFFICE) TO CLASS C3 (DWELLING)

RPT 2 - REPORT REQUIRED

(WCBC 53)

This section has concerns about the loss of amenity for future occupiers of the proposal. It is noted in the application that the prior use of the building was a cafe and that this is no longer the case. however, on the basis that this activity cold resume without the need for planning permission. The noise and odour from such a resumption could adversely impact any occupier of the proposed residential use.

This section therefore recommends that an acoustic report be required to consider the impact in the event of a resumption of commercial use. This should include an assessment of the passage of noise through any floor or wall with either the commercial use in the building the proposal is in or any neighbouring commercial 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) as applicable, 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.

The survey should also discuss the potential impact from external plant associated with any commercial use.

Furthermore:

A scheme of noise insulation and attenuation measures between commercial and residential use, to include both within the proposals building and neighbouring commercial premises, 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.

Any competent acoustician should be able to provide typical noise data associated with a resumption of commercial use and make an assessment.

For the odour:

A detailed report of potential odour levels from a resumption of cooking and any associated plant, together with measures of control, shall be submitted to, and approved in writing by, the Local Planning Authority.

I recommend that the above reports be required prior to determination.

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Head of Service Public Protection