In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr Grant Owens

Agent Mr Subhan Saleem
64, Heaton Street,
Prestwich, United
Kingdom, M25 1HH

Reference P/2025/0746

Date Received 29/09/2025

Decision Date 02/09/2026

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

8-10 PRIORY STREET, WREXHAM, LL11 1SU

Description of Application

RHYDDHAU AMOD 3 (SŴN) A 4 (SŴN) CANIATÂD CYNLLUNIO P/2023/0625

DISCHARGE OF CONDITIONS 3 (NOISE) AND 4 (NOISE) OF PLANNING PERMISSION P/2023/0625

DECISION

The following details are **Approved:**

Condition 4:
Acoustic Design Summary for The Building Regulations Approved Document E by ADC Acoustics, Ref: PJD/C/5868.01 dated July 2024.

The following details are **Refused:**

Condition 3:
Assessment of Noise Impact for Proposed Residential Redevelopment Above the Priory Cafe, Priory St. LL11 1SU by ADC Acoustics, Ref: ARR/C/3817.01 dated 22nd July 2024.

Reason:
The noise report did not identify any entertainment noise during the monitoring period. Given that the proposal lies within very close proximity of a live music venue and premises with a licence for music until 4am, and a public house which also has a premises licence for music until 1am this represents a significant possibility of disturbance with bass music which is of particular concern. Also, the report has not adequately addressed the noise at first-floor level from the potato press in the Priory Street Cafe; the Agent of Change principle should apply, meaning that the responsibility for mitigating the impact of existing noise sources lies with the

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developer as the cafe was already in situ at the time the application was submitted. Without any further consideration of these noise sources, the noise assessment cannot be accepted.

Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council