MEMORANDUM

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

From: Roger Mapleson
Public Protection Service Manager

To: Mathew Philips
Head of Service Planning Development

Our Ref:

Your Ref: P/2025/0368

Date: 18/09/2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0368 - 16 LORD STREET, WREXHAM, LL11 1LG

CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICES) TO CLASS C3 (DWELLINGS) INCLUDING REPLACEMENT OF SHOP WINDOWS TO DOMESTIC WINDOWS, NEW WINDOW OPENINGS AND ASSOCIATED WORKS

Having reviewed the submitted Lord Street Wrexham TM59 Overheating Report and Approved Doc O 2021 Compliance Report, I am satisfied that the information provided addresses the concerns raised in the previous Public Protection consultation response regarding ventilation and overheating mitigation.

The original consultation response noted that the submitted noise assessment required windows to remain closed in order to achieve acceptable internal noise levels and, therefore, an alternative means of ventilation would be necessary to ensure suitable internal environmental conditions and prevent overheating.

The submitted overheating assessment demonstrates that, due to acoustic constraints, windows have been modelled as closed during night-time periods and restricted to a 100mm opening during the day. The assessment incorporates Mechanical Ventilation with Heat Recovery (MVHR) as the primary overheating mitigation measure together with solar control glazing with a g-value of 0.40. The assessment concludes that all proposed apartments comply with the requirements of CIBSE TM59 and Approved Document O.

The accompanying Approved Doc O 2021 Compliance Report confirms that dynamic thermal modelling has been undertaken and that all assessed rooms pass the overheating criteria based on the proposed mitigation strategy, including the provision of MVHR throughout the development.

Public Protection is satisfied that the submitted reports address the concerns raised within the previous consultation response, subject to the mechanical ventilation system being installed and operated in accordance with the specifications and

parameters assumed within the submitted overheating assessment and Approved Document O compliance report.

Accordingly, the overheating and ventilation information is accepted and the concerns raised in the previous consultation response have been satisfactorily addressed

p.p. 

Roger Mapleson
Public Protection Service Manager