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: 21-09-2026

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

Amended Plans - 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

RPT1 - REPORT REVIEW

Public Protection has reviewed the submitted Noise Impact Assessment prepared by Andrew Todd of Noise Control Solutions Limited (NCSL), Ref: NCSL1527 Issue 1 dated 15 September 2026.

The report includes an assessment of road traffic noise from the A5152/Pen-y-Bryn corridor together with surrounding commercial activities, including the nearby licensed premises. Environmental noise monitoring was undertaken between 2 September 2026 and 6 September 2026 and assessed against the criteria contained within Planning Policy Wales, TAN 11 and BS8233:2014.

The assessment concludes that, subject to the implementation of the recommended mitigation measures, internal noise levels within the proposed residential accommodation can achieve the guideline values contained within BS8233:2014.

The report also details measures intended to provide adequate sound insulation between the retained commercial premises and the proposed residential units in accordance with the principles of Approved Document E.

On the basis of the information submitted, Public Protection raises no objection to the proposal on noise grounds, subject to the following conditions:

1. Noise Mitigation Measures

Prior to the first occupation of any residential unit, all noise mitigation measures detailed within the submitted Noise Impact Assessment, Ref NCSL1527 Issue 1, shall be fully implemented. The approved measures shall thereafter be retained and maintained for the lifetime of the development.

Reason: To protect the amenities of future occupiers from noise arising from road traffic and nearby commercial activities.

2. Sound Insulation Testing

Prior to the occupation of any residential unit, a programme of post-completion airborne sound insulation testing shall be undertaken by a suitably qualified acoustic consultant to demonstrate compliance with the performance standards for converted dwellings contained within Approved Document E. The results of the testing shall be submitted to and approved in writing by the Local Planning Authority prior to occupation.

Reason: To ensure satisfactory acoustic separation between the retained commercial premises and the proposed residential accommodation.

Subject to the above conditions, Public Protection considers the proposed development acceptable from a noise and residential amenity perspective and has no objection to the application.

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Head of Service Public Protection