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/2026/0543**

Date: 23-09-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2026/0543, REGENT HOUSE, REGENT STREET, WREXHAM, LL11 1PR

NEWID DEFNYDD LLAWR CYNTAFAR, AIL A'R TRYDYDD O ADEILADAU PRESENNOL DOSBARTH B1 (SWYDDFEYDD) I DDOSBARTH C3 (36 FFLAT) / CHANGE OF USE OF FIRST, SECOND AND THIRD FLOORS OF EXISTING BUILDING FROM CLASS B1 (OFFICES) TO CLASS C3 (36 NO APARTMENTS)

EN20 - ODOUR CONTROL

No development shall commence until a detailed Odour Impact Assessment has been submitted to and approved in writing by the Local Planning Authority.

The assessment shall identify and evaluate odour arising from existing neighbouring commercial premises, including but not limited to restaurants, takeaway uses, extraction and ventilation systems, refuse storage areas and any other established commercial operations in the vicinity of the site.

In accordance with the Agent of Change Principle, the assessment shall demonstrate that the proposed residential development has incorporated appropriate mitigation measures to protect future occupants from odour arising from existing commercial activities and that the introduction of the development will not prejudice the continued operation of those businesses.

Where necessary, the assessment shall include details of any odour mitigation measures to be incorporated into the development, including ventilation strategies, air intake locations, filtration systems, building design measures or other appropriate controls.

Any mitigation measures approved in writing by the Local Planning Authority shall be fully implemented prior to first occupation of the development and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To protect the amenity of future occupants from odour arising from existing commercial premises, to ensure compliance with the Agent of Change Principle and to safeguard the continued operation of established neighbouring businesses.

RPT1 - REPORT REVIEW

Public Protection has reviewed the submitted Environmental Noise Assessment prepared by Philip Dunbavin Acoustics Ltd (Report Ref: J006296-9694-LK-02, August 2026)

The assessment concludes that the site falls within Noise Exposure Category (NEC) B under Technical Advice Note (TAN) 11 and that residential use is capable of being accommodated subject to the implementation of appropriate acoustic mitigation measures. The report further demonstrates that the internal noise criteria contained within BS8233:2014 and the WHO Guidelines for Community Noise can be achieved through the recommended glazing, ventilation and building fabric specifications.

Public Protection notes that the proposal introduces noise-sensitive residential accommodation into an established mixed-use city centre environment containing existing commercial premises, including restaurant and takeaway uses located on the ground floor of the building together with other nearby commercial operations. Existing and neighbouring businesses may generate noise from fixed plant and machinery, extraction and ventilation systems, refrigeration equipment, servicing and delivery activities, waste collection and handling operations, customer activity and associated vehicle movements.

In accordance with the Agent of Change Principle, responsibility for mitigating the impact of existing noise-generating activities rests with the developer introducing the new noise-sensitive use. Future residents should be adequately protected from noise arising from established commercial activities whilst existing businesses should not be placed at risk of unreasonable operational restrictions as a consequence of complaints from future occupiers.

The submitted acoustic assessment is considered acceptable. However, future occupants should reasonably expect a degree of noise associated with city centre activity and the normal operation of surrounding commercial premises.

Public Protection has no objection to the proposal subject to the following conditions:

1. Acoustic Mitigation

Prior to first occupation of any residential unit, all noise mitigation measures detailed within the approved acoustic report prepared by Philip Dunbavin Acoustics Ltd (Ref. J006296-9694-LK-02 dated August 2026) shall be fully implemented and thereafter retained and maintained for the lifetime of the development.

Reason: To protect future occupants from environmental noise and safeguard residential amenity.

2. Glazing, Ventilation and Building Fabric

The residential accommodation shall be constructed in accordance with the glazing, ventilation and acoustic insulation specifications identified within Sections 5.2 to 5.5 of the approved acoustic assessment, including the provision of mechanical ventilation where specified.

Reason: To ensure compliance with the internal noise standards contained within BS8233:2014.

3. Mechanical Ventilation

Prior to first occupation, details of the proposed mechanical ventilation system shall be submitted to and approved in writing by the Local Planning Authority. The approved system shall provide adequate background ventilation with windows closed and shall not generate internal noise levels exceeding those recommended within BS8233:2014.

Reason: To maintain acceptable internal living conditions for future occupiers.

4. Acoustic Verification Testing

Prior to first occupation of the development, a verification report prepared by a suitably qualified acoustic consultant shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that the approved acoustic mitigation measures have been installed and that the development is capable of achieving the internal noise level criteria specified within the approved acoustic assessment.

Any recommendations arising from the verification report shall be implemented prior to occupation and retained thereafter.

Reason: To verify the effectiveness of the approved noise mitigation measures and safeguard residential amenity.

5. Protection of Existing Businesses

The approved acoustic mitigation measures shall be permanently retained and maintained thereafter to ensure that the introduction of residential accommodation does not prejudice the continued operation of existing lawful commercial premises within the vicinity of the site.

Reason: To accord with the Agent of Change Principle and protect established commercial activities from unreasonable restrictions arising from the introduction of noise-sensitive receptors.

6. Plant and Machinery

Any fixed plant, machinery, extraction equipment, air conditioning equipment or associated services serving the development shall be designed, installed and operated such that the rating level of noise emitted from the site does not exceed the existing background sound level (LA90) at the nearest noise-sensitive receptor when assessed in accordance with BS4142:2014+A1:2019.

Reason: To prevent adverse impact on the amenity of neighbouring occupiers.

The applicant is advised that the development is located within an established mixed-use city centre environment where existing commercial premises, including restaurants, takeaway uses and associated servicing activities, operate lawfully. Future occupants should therefore expect a degree of noise associated with the normal operation of surrounding commercial premises.

The grant of planning permission does not imply that existing businesses will be required to alter or restrict their operations to accommodate the introduction of this residential use. Responsibility for achieving an acceptable internal living environment rests with the developer under the Agent of Change Principle.

Where noise mitigation options involve upgrades, attenuation or silencing of existing third-party equipment, such works shall only be undertaken with the agreement of the relevant equipment operator. The primary responsibility for achieving suitable residential amenity rests with the developer introducing the new noise-sensitive use

Public Protection has no objection to the proposal subject to the above conditions.

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Head of Service Public Protection