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/2026/0643

Date: 19-10-2026

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1996
Re: P/2026/0643, 22 TO 26 LORD STREET & 10 TO 14, EGERTON STREET, WREXHAM
NEWID DEFNYDD YR AIL LAWR O SWYDDFEYDD I 6 FFLAT HUNANGYNHWYSOL / CHANGE OF USE TO SECOND FLOOR FROM OFFICES TO 6 SELF CONTAINED FLATS

RPT1 - REPORT REVIEW

Public Protection has reviewed the submitted Noise Impact Assessment prepared by RP Acoustics Ltd, reference NIA/1423/25/523/V1.0/Lord Street & Egerton Street, Wrexham, dated 22 December 2025, and the Sound Test Report prepared by Richard Draper, dated 24 May 2024, reference 38084.

The noise impact assessment included noise monitoring undertaken between 9 May 2025 and 12 May 2025 at two monitoring positions serving the Lord Street and Egerton Street elevations. The survey identified a daytime ambient noise level of 56 dB LAeq, night-time ambient noise levels of 48-50 dB LAeq, and night-time maximum noise levels of up to 68 dB LAFmax.

The report concludes that the site falls within Noise Exposure Category B under Technical Advice Note (TAN) 11, representing the lower end of Category B and a low risk from noise under ProPG guidance.

The report concludes that noise does not represent a material constraint to the proposed residential development and that the existing double-glazed windows are capable of providing suitable protection from environmental noise. As a precautionary measure, the report recommends upgrading the wall adjoining 28 Lord Street with an independent acoustic lining system comprising a minimum 50mm stud framework with mineral wool insulation and double layers of sound block plasterboard.

Public Protection has also reviewed the submitted Sound Test Report. The purpose of the testing was to assess the acoustic performance of separating walls and/or floors and their ability to prevent noise transmission between adjoining occupancies.

The previous consultation raised concerns that insufficient information had been submitted regarding potential noise transmission between the proposed residential accommodation and the commercial premises within the building. The sound insulation testing information now provides evidence regarding the performance of the building's separating elements and, when considered alongside the findings of the Noise Impact Assessment, assists in addressing the concerns previously raised.

Public Protection notes that the proposal introduces a noise-sensitive residential use within an established mixed-use town centre environment containing existing commercial premises, including commercial uses located beneath and adjacent to the proposed flats. In accordance with the Agent of Change principle set out within Planning Policy Wales and TAN 11, responsibility for ensuring an acceptable internal acoustic environment rests with the applicant as the party introducing the more noise-sensitive use. The submitted acoustic information demonstrates that, subject to implementation of the recommended mitigation measures, future occupiers can be afforded an acceptable standard of amenity without placing unreasonable restrictions on existing lawful commercial operations.

Having reviewed the submitted acoustic documentation, Public Protection is satisfied that the proposed residential use can achieve an acceptable standard of amenity for future occupiers, subject to the implementation and verification of the recommended mitigation measures.

Public Protection therefore raises no objection subject to the following conditions:

1. Acoustic Mitigation

The development shall be carried out in full accordance with the recommendations contained within the approved Noise Impact Assessment (RP Acoustics Ltd, Ref. NIA/1423/25/523/V1.0, dated 22 December 2025), including the upgrading of the party wall adjoining the neighbouring commercial premises. The approved mitigation measures shall be installed prior to first occupation and retained thereafter.

2. Acoustic Verification Report

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 confirm that all sound insulation and acoustic mitigation measures identified within the approved acoustic assessment have been installed and are achieving the required acoustic performance standards.

Where the verification report identifies that the required acoustic performance standards have not been achieved, a scheme of additional mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full and a further verification report submitted demonstrating compliance with the required acoustic performance standards prior to first occupation of the development.

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Head of Service Public Protection