From: Nigel Byrne <Nigel.Byrne@wrexham.gov.uk>
Sent: 23 October 2026 09:15
To: Sarah Duckworth <Sarah.Duckworth@wrexham.gov.uk>
Subject: RE: P/2025/0873 PARKSIDE, MARKET SQUARE, FIFTH AVENUE, LLAY, WREXHAM, LL12 0SA

Hi Sarah,

Outlook is not something covered by building regulations.

So long as the proposed windows/doors can give 1/20th of the room floor areas for ventilation and 1/10th for light there would be no issues.

The new windows/doors would need to be provided with trickle ventilation.

No window is required in the shower room but a mechanical extract fan would need to be fitted.

Approved document O overheating/cross ventilation does not apply to conversions

Regards

Nigel

Nigel Byrne

Arolygydd Adeiladau Cofrestredig/ Registered Building Inspector

Economi a Chynllunio/Economy and Planning

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From: BuildingControl <BuildingControl@wrexham.gov.uk>
Sent: 19 October 2026 11:46
To: Nigel Byrne <Nigel.Byrne@wrexham.gov.uk>
Subject: FW: P/2025/0873 PARKSIDE, MARKET SQUARE, FIFTH AVENUE, LLAY, WREXHAM, LL12 0SA

From: Sarah Duckworth <Sarah.Duckworth@wrexham.gov.uk>
Sent: 19 October 2026 11:32
To: BuildingControl <BuildingControl@wrexham.gov.uk>
Subject: P/2025/0873 PARKSIDE, MARKET SQUARE, FIFTH AVENUE, LLAY, WREXHAM, LL12 0SA

Good morning,

I am currently assessing a planning application for the conversion of an existing garage into a self-contained one-bedroom flat.

As part of the consultation responses, Public Protection (see attached) noted that ventilation will be a consideration for certain rooms and recommended seeking Building Control's opinion.

Additionally, looking at the layout, all windows and the main entrance door are located on the front elevation (as the side and rear elevations face existing walls) and open directly onto a shared parking area.

Given the single-aspect nature of the unit and its orientation towards the parking yard, I would appreciate your comments on whether the proposed arrangement raises any immediate concerns regarding adequate natural light, outlook, and cross-ventilation from a building regulations perspective.

Many thanks,

Sarah Duckworth
Planning Officer / Swyddog Cynllunio
Economy and Planning / Economi a Chynllunio
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