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/2025/0833**

Date: 28-10-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0833, ROXBURGH HOUSE, 12 HILL STREET, WREXHAM, LL11 1SN

Additional Information - NEWID DEFNYDD AIL A THRYDYDD LLAWR YR ADEILAD O DDOSBARTH B1 (SWYDDFEYDD) I GREU 30 O FFLATIAU (DOSBARTH C3) GAN GYNNWYS CREU MANNAU PARCIO YCHWANEGOL, STORFA AR GYFER BINIAU, STORFA AR GYFER BEICIAU A DIHANGFEYDD / CHANGE OF USE OF SECOND AND THIRD FLOOR OF BUILDING FROM CLASS B1 (OFFICES) TO CREATE 30 NO APARTMENTS (CLASS C3) INCLUDING CREATION OF ADDITIONAL PARKING SPACES, BIN STORE, CYCLE STORAGE AND MEANS OF ESCAPE

RPT1 - REPORT REVIEW

Public Protection has reviewed the acoustic information submitted in support of the application, including the original assessment prepared by NoiseAir Ltd, subsequent assessments prepared by NOVA Acoustics Ltd, associated technical notes and supporting correspondence.

The submitted information identifies that the site is affected by road traffic noise, commercial activities, fixed plant and equipment, deliveries and general town centre activity. However, the acoustic assessments conclude that acceptable residential living conditions can be achieved through the implementation of appropriate mitigation measures and demonstrate that the development is capable of achieving the internal noise standards recommended within BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings.

The submitted assessments further conclude that the site falls within a noise exposure category where residential development may be acceptable subject to appropriate mitigation, consistent with the principles of TAN 11: Noise.

Public Protection also notes that the proposed development is located within an established mixed-use town centre environment containing existing commercial, entertainment and service uses. In accordance with the Agent of Change principle, responsibility rests with the applicant to ensure that future occupants are afforded an appropriate standard of residential amenity without placing unreasonable restrictions on established neighbouring businesses. The submitted acoustic assessment demonstrates that this can be achieved through the implementation of the recommended mitigation measures.

Having reviewed all information submitted, Public Protection is satisfied that the prevailing noise environment has been adequately characterised and that the proposed development is capable of providing an acceptable standard of residential amenity, subject to the implementation of the mitigation measures identified within the approved acoustic assessment.

Accordingly, Public Protection raises no objection to the proposal subject to the following conditions:

1. Acoustic Mitigation

The development shall be carried out in full accordance with the recommendations, mitigation measures, acoustic specifications and performance standards contained within the approved Residential Noise Assessment prepared by NOVA Acoustics Ltd (Ref. NP-014316 Rev 03).

The approved mitigation measures, including acoustic glazing, alternative ventilation provision, enhanced sound insulation measures, upgraded floor and wall constructions and any other acoustic mitigation identified within the approved assessment, shall be installed prior to first occupation of the development and shall thereafter be retained and maintained for the lifetime of the development.

2. Acoustic Validation Testing

Prior to first occupation of the development, a post-completion acoustic validation report shall be submitted to and approved in writing by the Local Planning Authority.

The report shall be prepared by a suitably qualified acoustic consultant and shall demonstrate that the acoustic mitigation measures identified within the approved assessment have been installed and that the internal noise standards specified within BS 8233:2014 and the approved Residential Noise Assessment have been achieved.

Where the approved standards are not achieved, details of additional mitigation measures shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to occupation.

3. Fixed Plant and Mechanical Equipment

Any fixed plant, machinery, ventilation equipment, condensers, extract systems or other mechanical equipment serving the development shall be designed, installed and operated so that the rating level of noise emitted from the equipment does not exceed the existing background sound level (LA90,T) when assessed at the façade of the nearest noise-sensitive receptor.

All assessments shall be undertaken in accordance with BS 4142:2014+A1:2019, or any standard revoking or re-enacting that standard.

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Head of Service Public Protection