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| **I / To:** | Yvonne Prichard |  | **Oddi Wrth / From:** | **Rebecca Athay** |
| **Adran / Dept:** | **Planning Department** |  | **Ein cyf / Our ref:** | **RA1-1137/17** |
| **Dyddiad / Date:** | **05 May 2017** |  | **Ffôn / Tel:** | **01446 709537** |
| **Eich Cyf / Your Ref:** | **2017/00291/FUL** |  | **Ebost / Email:** | **RAthay@valeofglamorgan.gov.uk** |

**Subject: Full Planning application for the change of use of existing stone barn and timber barn to residential, partial conversion of former milking parlour to garage use, the demolition of the remaining milking parlour and steel framed buildings and erection of 12 holiday accommodation units and shower block.**

**Planning APPLICation No: 2017/00291/FUL**

**Greenyard Farm, Argae Lane, St Andrews Major, Barry, Vale Of Glamorgan, CF63 1BL**

I refer to your memorandum received by this department on 10 April 2017, this department has comments to make regarding the above application.

**Demolition and Construction Environmental Management Plan**

Prior to any demolition or construction works commencing on the development hereby approved, a Demolition and Construction Environmental Management Plan (DCEMP) shall have been submitted to and approved in writing by the Local Planning Authority. The DCEMP shall include methods for the control of:

1. Hours of construction.

2. Noise and its mitigation (also where appropriate reference to BS5228), including locations, frequency and methodology of routine noise monitoring which would be required to be undertaken by the developer throughout the construction period.

3. Vibration and its mitigation.

4. Specific requirements for the mitigation of any piling operations.

5. Dust control and list of permitted mobile crushers and screens.

6. Agreed hours for the undertaking of ‘noisy’ works (the definition of such works to be agreed through the CEMP).

7. Illumination / lighting of development sites during winter months.

8. The parking of vehicles of site operatives and visitors.

9. The erection and maintenance of security hoardings; and

10. Wheel washing facilities.

11. Control of smoke/fires onsite.

12. Appropriate removal of waste.

The CEMP shall be implemented prior to any works commencing in respect of a relevant phase and all development shall be carried out in accordance with the agreed details. The CEMP shall reviewed on an annual basis (commencing with the date on which the CEMP is formally approved or other such date as may otherwise be agreed in writing by the Local Planning Authority) and a report provided to the Local Planning Authority within one month of the review date, detailing the results of agreed monitoring of construction activities and their impacts, and including recommendations for any amendments to the approved CEMP to reflect changing circumstances arising from the development.

**Construction Operating Hours**

(Reference should be made to BS 5228: Noise and vibration control on construction and open sites.)

Due to the proximity and potential for noise disturbance to local residents, it is advised that the development shall be subject to the following hours of operation restrictions, including deliveries;

Monday – Friday 08:00 until 18:00

Saturday 08:00 until 13:00

No Sunday or Bank Holiday working

Should there be a requirement to undertake foundation or other piling or drilling on site to it is advised that these operations are restricted to:

Monday – Friday 8:30 until 17:30

Saturday and Sunday Nil

**Rebecca Athay**

**Neighbourhood Services Officer**