

COFNOD / MEMORANDUM

I / To:	Yvonne Prichard
Adran / Dept:	Planning Department
Dyddiad / Date:	11 May 2017
Eich Cyf / Your Ref:	2017/00396/FUL

Oddi Wrth / From:	Rebecca Athay
Ein cyf / Our ref:	RA1-1271/17
Ffôn / Tel:	01446 709537
Ebost / Email:	RAthay@valeofglamorgan.gov.uk

SUBJECT: DEMOLITION OF EXISTING BUILDING. CONSTRUCTION OF RETAIL UNIT WITH 2 SELF CONTAINED FLATS ABOVE. NEW ACCESS PARKING AND REFUSE FACILITIES
PLANNING APPLICATION NO: 2017/00396/FUL
75 CARDIFF ROAD, BARRY, BARRY, VALE OF GLAMORGAN, CF63 2NW

I refer to your memorandum received by this department on 09 May 2017. Whilst in principal this department has no objections to the above application, we would like to have the information as detailed below:

Prior to commencing of any works - the following is to be provided to and approved by the Local Planning Authority:

A detailed Demolition, Construction and Environmental Management Plan (DCEMP). The DCEMP shall include:

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 if applicable.
6. Agreed hours for the undertaking of 'noisy' works (the definition of such works to be agreed through the DCEMP).
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.

Due to the proximity and potential for noise disturbance to local residents, it is advised that the demolition and construction hours, including deliveries be conditioned to:

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

The Proposed Development

Details have not been provided as to the use of the retail unit. Due to this, the following should be Conditioned:

Future Refrigeration and/or Air Condensing Units

If at any time the use of the premises is to have any external refrigeration or air conditioning units with an external intake and/or outlet, details of such equipment must be submitted to and agreed with the Local Planning Authority in writing prior to installation. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing.

Future Kitchen Extraction & Ventilation

If at any time the use of the premises is to involve the preparation and cooking of hot food the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed with the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. Details of the above equipment shall be submitted to, and approved by, the Local Planning Authority in writing and the equipment installed prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing.

Future External Lighting and Illuminated Signage

If at any time there is the requirement for external lighting or illuminated signage, an application shall be submitted to and approved by the Local Planning Authority prior to any works commencing for its installation.

Opening Hours

To fit in with other retail local retail units the hours of opening shall be 07:00 – 21:00 Monday to Sunday. Deliveries shall not be outside these hours.

REBECCA ATHAY
NEIGHBOURHOOD SERVICES OFFICER