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| **I / To:** | **Yvonne Prichard** |  | **Oddi Wrth / From:** | **Sue Brown** |
| **Adran / Dept:** | **Planning Department** |  | **Ein cyf / Our ref:** | **SB1-1496/17** |
| **Dyddiad / Date:** | **03 July 2017** |  | **Ffôn / Tel:** | **01446 709872** |
| **Eich Cyf / Your Ref:** | **2017/00541/FUL** |  | **Ebost / Email:** | **sfbrown@valeofglamorgan.gov.uk** |

**Subject: Demolition of existing dwelling and outbuilding, erection of 30 apartments, new access and alterations to adjacent parking area, replacement tree planting and landscaping and associated works (re-submission application)**

**Planning APPLICation No: 2017/00541/FUL**

**Northcliffe Lodge, Northcliffe Drive, Penarth, Penarth, Vale Of Glamorgan, CF64 1DQ**

I refer to your memorandum received by this department on 15 June 2017, this department has comments to make regarding the above application.

 **Construction Environmental Management Plan (CEMP)**

1. Before the development commences a scheme shall be submitted to and agreed in writing by the local planning authority which specifies the provisions to be made for the control of noise, dust and vibration emanating from the site. The mitigation scheme should be maintained and shall not be altered without the prior written approval of the local planning authority. The CEMP should address both the demolition and construction phases including all necessary engineering and ground works.
2. Due to the potential for noise disturbance to local residents, the development should be subject to the following hours of operation, restrictions should include deliveries;

Monday – Friday 8:00 until 18:00

Saturday 8:00 until 13:00

With no Sunday or Bank Holiday working

1. Should there be a requirement to undertake foundation or other piling or drilling on site to accommodate on site surface water drainage or other works it is advised that these operations are restricted to:

Monday – Friday 8:30 until 17:30

Saturday and Sunday Nil

Over a time period to be agreed with the planning authority and Environmental Health Pollution Section

**Asbestos**

This material is commonly found in domestic situations as corrugated roofing sheets or downpipes, and was particularly popular for roofing sheds or garages. It is normally seen as a greyish-white fibrous material with a rough surface.

However it was also used as recently as the late 1970s and early 1980s in artex, vinyl floor tiles and even toilet cisterns. Therefore it is advised that prior to demolition of the existing structures on site that an Asbestos Survey is carried out and all necessary reports and remedial works if required are carried out and verified.

Any removal work undertaken by contractors is regulated by the Health and Safety Executive. Such contractors must be licensed to handle and dispose of this material.

**Disposal of demolition and other wastes**

The contractor has a duty of care to correctly dispose of any waste arising from the demolition and other works.

**Sue Brown, Neighbourhood Services Officer**