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| **I / To:** | **Yvonne Prichard** |  | **Oddi Wrth / From:** | **Sue Brown** |
| **Adran / Dept:** | **Planning Department** |  | **Ein cyf / Our ref:** | **SB1-1801/17** |
| **Dyddiad / Date:** | **01 September 2017** |  | **Ffôn / Tel:** | **03001236696** |
| **Eich Cyf / Your Ref:** | **2017/00724/RES** |  | **Ebost / Email:** | **sfbrown@valeofglamorgan.gov.uk** |

**Subject: Approval of all reserved matters on outline consent 2014/00282/OUT for residential development**

**Planning APPLICation No: 2017/00724/RES**

**Caerleon Road, Dinas Powys, Vale Of Glamorgan**

The application to approve reserved matters has been considered with particular reference to the following conditions.

I advise having reviewed the Acoustic Reports, dated 14 June 2013 and 7 July 2017 that condition 7 is acceptable in this case.

*7. Notwithstanding the submitted noise survey, full details of measures to mitigate for the effect of noise and vibration from the main railway line and Cardiff Road to the north and west of the site, which shall include acoustic glazing, ventilation and acoustic fencing to those properties which are shown to be impacted upon in an updated noise and vibration survey, shall be submitted to and approved in writing by the Local Planning Authority prior to the beneficial occupation of any dwelling hereby approved. The approved mitigation measures shall be undertaken prior to occupation of identified properties.*

 *Reason:*

 *To ensure that adequate noise mitigation is implemented for those properties adversely affected in accordance with Policies ENV27, ENV29 of the Unitary Development Plan and national guidance contained in TAN11.*

Having reviewed the ‘Construction Environmental and Traffic Management Plan’ provided it is advised that this Department cannot sanction the following working hours that the applicant proposes namely;

*‘All works will be carried out in strict accordance with the following working hours – 07:30am to 6:00pm Monday to Friday and 07:30am to 2:00pm on Saturdays. ‘*

All works including deliveries shall be carried out during the following hours;

 Monday – Friday 8:00 until 18:00

 Saturday 8:00 until 13:00

 With no Sunday or Bank Holiday working

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 these operations shall be restricted to:

Monday – Friday 8:30 until 17:30

Saturday and Sunday Nil

*10. No Development shall take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated along with measures for the protection of the adjacent brook from pollution (including an assessment of risks from all pollution sources and pathways and describe how these risks will be mitigated). The CEMP will utilise the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.*

 *Reason:*

 *To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.*

Finally with regard to condition 14 below the condition is acceptable noting the amended site layout.

*14. All means of enclosure, including any required acoustic fencing, associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use and shall thereafter be so retained at all times.*

 *Reason:*

 *To safeguard local visual amenities, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.*

Finally can the applicant please confirm the proposed location of the site compound so a judgement can be made in relation to its possible impact on existing residents adjoining the site and new residents if the site is to be occupied in phases.

**Sue Brown**

**Neighbourhood Services Officer**