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| **I / To:** | **Ceiri Rowlands** |  | **Oddi Wrth / From:** | **Rebecca Athay** |
| **Adran / Dept:** | **Planning Department** |  | **Ein cyf / Our ref:** | **RA1-2514/18** |
| **Dyddiad / Date:** | **12 January 2018** |  | **Ffôn / Tel:** | **0300 123 6696** |
| **Eich Cyf / Your Ref:** | **2017/01327/FUL** |  | **Ebost / Email:** | **RAthay@valeofglamorgan.gov.uk** |

**Subject: Removal/variation of condition 7**

**Planning APPLICation No: 2017/01327/FUL**

**2 Cardiff Road, Dinas Powys, Vale Of Glamorgan, CF64 4DH**

I refer to your memorandum received by this department on 02 January 2018. Unfortunately this department is unable to discharge the above Condition for the following reasons:

As documented within the noise report dated 14 December 2017, it clearly states that both monitoring locations are not able to achieve a level of 50dB 16hr.

Monitoring location A achieves a 16hr LAeq 62dB

Monitoring location B achieves a 16hr LAeq 60.4dB

50dB has been taken from the World Health Organisations (WHO) Guidelines for Community Noise (1999). As mentioned within the Conclusions of the report, there is *‘..an upper guideline value of 55dB which would be acceptable in noisier environments. However, it is recognised that these guideline values are not achievable in all circumstances where development might not be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations..’*

This matter of concern was addressed with the applicant at the time. A compromised was reached where at least 50% of the external living area was to achieve 16hr LAeq 50dB rather than 100%.

Due to the above, unless sufficient works are undertaken where at least 50% of the external living area can achieve 16hr LAeq 50dB, this Condition will not be able to be discharged.

The noise report mentions that there are multiple residences in a similar position. Due to distance and topography, there are not any other properties that are as exposed to noise from road and rail as 2A. Such future occupants of 2A will not be able to enjoy external living space without being exposed to a noise level that could impact health.

**Rebecca Athay, Neighbourhood Services Officer**