

COFNOD / MEMORANDUM

I / To: **Rob Lankshear**
Adran / Dept: **Planning Department**
Dyddiad / Date: **08 December 2020**
Eich Cyf / Your Ref: **2020/01170/OUT**

Oddi Wrth / From: **Sue Brown SRS Team 2**
Ein cyf / Our ref: **SB1-8185/20**
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SUBJECT: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT, A PRIMARY SCHOOL, COMMUNITY SPACE AND PUBLIC OPEN SPACE WITH ALL MATTERS RESERVED OTHER THAN ACCESS

PLANNING APPLICATION NO: 2020/01170/OUT
STREET RECORD, UPPER COSMESTON FARM, PENARTH, VALE OF GLAMORGAN

I refer to your memorandum received by this department on 23 October 2020, this department has comments to make regarding the above application.

This application has been reviewed with specific regard to noise in relation to exposure of the site to noise, in this case in the main traffic noise from Lavernock Rd, the B4267. As well as the creation of noise on the site during the construction process, and thus the protection of current and future residents with regard to noise, during the 3 construction phases proposed to take place between 2022 and 2029.

Thus, the Noise Assessment, dated 2 September 2019 has been reviewed along with the Planning Statement dated September 2020.

In general, I concur with the conclusions and results of the Noise Assessment, as in the location is suitable from a noise perspective to be appropriate for residential development, in that the site falls within Noise Exposure Categories A and B (TAN11), the report stating;

Considering the above; the site is largely unconstrained by noise, and is considered, on this basis to be suitable, in its entirety for residential and educational uses.

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However, it is noted that the housing proposed to the far west of the site may be exposed to external noise levels above 55 decibels and in some cases above 60 decibels, shown below respectively in orange and yellow.

Thus, suitable mitigation should be explored and installed as deemed necessary, although it is accepted that **substantial** mitigation, such as whole house mechanical ventilation, will not be required.

- No part of the built form of the development is proposed in areas with ambient sound levels of greater than 60 dB(A) by day and 55 dB(A) by night, thus ensuring that none of the residential units will require substantial acoustic façade mitigation; with their external building fabric design being steered by thermal requirements.

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In terms of outdoor amenity space again within the report it is noted that again this will need to be protected and enhanced by the provision of boundary fences, such as solid walls or close boarded fencing, again to the west of the site so to protect residential amenity.

- The vast majority of gardens of the Proposed Development will comply with the <55 dB(A) criterion for external amenity space, set out in BS8233:2014, with those adjacent to Lavernock Road, being easily compliant once garden boundary structures are installed.

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FIGURE 5: DAYTIME LAEQ,16-HOUR NOISE LEVELS - DB



As noted and recognised in section 7 'Construction' in the Noise Assessment a Construction Environmental Management Plan (CEMP) should be prepared and submitted as part of the application.

The CEMP should consider existing and future residents as the site is developed.

Thus, it is advised the following is the subject of a condition for the life of the development;

Construction Environmental Management Plan (CEMP)

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. The CEMP will utilise the Considerate Constructors Scheme (www.considerateconstructorscheme.org.uk), or equivalent. The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction and any demolition in relation to the development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

So 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.

The applicant should consider the following, amongst other issues, in relation to the construction phase in general and in the compiling of the CEMP;

No burning of waste, or other materials, shall take place on site so to so to protect residential amenity and prevent nuisance.

The use of security lighting and generators on site outside normal construction hours.

As well as the matters raised within the applicants own Noise Assessment.

Operational Hours

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

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

SUE BROWN

NEIGHBOURHOOD SERVICES OFFICER