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| **I / To:** | **Laura Fower** |  | **Oddi Wrth / From:** | **Sue Brown** |
| **Adran / Dept:** | **Planning Department** |  | **Ein cyf / Our ref:** | **SB1-15124/24** |
| **Dyddiad / Date:** | **24 May 2024** |  | **Ffôn / Tel:** | **0300 123 6696** |
| **Eich Cyf / Your Ref:** | **2024/00306/FUL** |  | **Ebost / Email:** | **sfbrown@valeofglamorgan.gov.uk** |

**Subject: Proposed redevelopment of vacant brownfield site at Barry Waterfront for a new educational campus for Cardiff and Vale College including landscaping, related infrastructure and engineering works**

**Planning APPLICation No: 2024/00306/FUL**

**Street Record, Hood Road, Barry, Vale Of Glamorgan**

I refer to your memorandum received by this department on 17 April 2024, this department has the following comments to make regarding the above application.

The following documentation has been reviewed, with particular regard to the Noise Assessment;

* Building Services Noise Assessment for Planning produced by ARUP and dated 11 March 2024
* The Lighting Strategy Stage 4 produced by ARUP and dated March 2024
* BWC Energy Statement Report dated 3 Jan 2024
* Design and Access Statement produced by Sheppard Robinson dated 26 March 2024

**Noise Assessment**

It is noted that the building services have been designed to meet the criteria and standards set by BREEAM Pol 05 credit and therefore there is an obligation to ensure that noise emissions are 5dB below the prevailing background noise level at he nearest sensitive receptors (NSR). (section 4.1)

With reference to this a Noise Survey has been completed and calculations made, using assumed sound power levels for the proposed equipment on site, as in air source heat pumps (ASHPs) and air-handling units (AHUs), with regard to noise levels that will be experienced at the NSR.

Following this ARUP has concluded that;

*Based on the RIBA Stage 3 design the building services noise emissions are capable of satisfying the limits established for the project, which would result in no impact at the nearest sensitive receptors.*

*Further design development is required to the ensure that the finalised installation can achieve the noise emissions criteria.*

I concur with this conclusion and the methodology used.

However, given that the applicant will have to evidence compliance with BREEAM Pol 05 credit, that the ASHPs and AHUs are yet to be selected and the DHW and ASHPs are to be located to the northern boundary of the site close to Junction House, it is essential that a post development Noise Survey and Assessment is carried out.

It is advised the Assessment should be carried out within 3 months of completion of the development with the results, and any corrective actions necessary be reported to the Local Planning Authority (LPA) within 28 days of the completion of the Noise Survey

**Construction Environmental Management Plan (CEMP)**

No Development, including demolition, 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.considerateconstructorsscheme.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.

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.

There shall be no use of security lighting and generators on site outside normal construction hours.

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

As well as advised above regarding noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour.

**Conclusion**

The Noise Assessment methodology and conclusions can be accepted. However, as the BREEAM standard is to be meet and the plant to be installed has yet to be selected it is essential as detailed above that a post development Noise Assessment is carried out and therefore this should be the subject of a planning condition.

As detailed above the site should be the subject of a Construction Environmental Management Plan (CEMP) approved by the LPA prior to construction commencing.

**Sue Brown**

**Neighbourhood Services Officer**