

COFNOD / MEMORANDUM

I / To: **Mark Stringer**
Adran / Dept: **Planning Department**
Dyddiad / Date: **04 December 2020**
Eich Cyf / Your Ref: **2020/01218/HYB**

Oddi Wrth / From: **Andrew Nunn**
Ein cyf / Our ref: **AN1-8264/20**
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SUBJECT: HYBRID PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR UP TO 250 DWELLINGS (SUBMITTED IN OUTLINE), ASSOCIATED HIGHWAY AND BRIDGE IMPROVEMENT / REALIGNMENT WORKS (SUBMITTED IN FULL). DEVELOPMENT INVOLVES THE DEMOLITION OF ALL BUILDINGS ON SITE AND OF THE EXISTING B4267 LECKWITH ROAD BRIDGE

PLANNING APPLICATION NO: 2020/01218/HYB

LECKWITH QUAY, LECKWITH ROAD, LECKWITH, CARDIFF, VALE OF GLAMORGAN, CF11 8AU

I refer to your memorandum received by this department on 04 November 2020. This department has the following comments to make regarding the above application: -

Noise Comments

NOISE REPORT

1. Due to the close proximity of the A4232 to the proposal, and the associated potential for noise disturbance affecting the development, the applicant must submit a noise report detailing the noise emissions from the surrounding road network, and any works required to the proposal to ameliorate their effects. The noise report will consist of measurements, taking into account the respective heights of the A4232, and the associated heights of the multi-storey buildings, particularly where the seven bedroomed properties are level with, or above, the deck height of surrounding carriageways.

Traffic noise

The report shall detail a scheme to provide that all habitable rooms at the proposal shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 35 dB $L_{Aeq,16hr}$ during the day [07.00 to 23.00 hours] and 30 dB $L_{Aeq,8hr}$ at night [23.00 to 07.00 hours]. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –

- i) an upper rate of not less than 37 litres per second against a back pressure of 10 Newtons per square metre and not less than 31 litres per second against a back pressure of 30 Newtons per square metre, to
- ii) a lower rate of between 10 and 17 litres per second against zero back pressure.

No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room.

In addition, any private open space (excepting terraces or balconies to any apartment) shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field]. Any proposed noise reduction scheme (barriers, etc.) will need to take into account the elevation of the A4232, particularly where the height of such barriers is negated by line-of-sight noise from vehicular traffic.

The report must include details of any mitigation measures that maybe required as a result of the above noise assessment. Should any mitigation measures be required these shall be carried out in full prior to first occupation of the proposal.

The applicant is advised that wherever possible the orientation of the rooms within the residential units is crucial, particularly the placing of habitable rooms away from the busy road network, and the shielding of such rooms through the placement of intervening hallways/corridors, bathrooms and kitchens situated nearest to the dominant noise sources.

Reason: To ensure that the amenities of occupiers of the proposed dwellings are protected until completion of the development.

PLANT NOISE

- 2 Prior to implementation a noise assessment shall be carried out and submitted to the Local Planning Authority to ensure the noise emitted from any fixed plant and equipment on the site achieves a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

Reason: To ensure that the amenities of occupiers of the proposed dwellings are protected.

DEMOLITION & CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

3. No development should commence until a Demolition and Construction Environment Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include the following details:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii) hours of demolition and construction; noting there shall be no burning of waste or any other materials on site.
- ix) lighting; including the use of security lighting on site outside normal construction hours
- x) management control and mitigation of noise and vibration; including the use of generators on site outside normal construction hours
- xi) odour management and mitigation;
- xi) diesel and oil tank storage areas and bunds;
- xii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and
- xiii) a system for the management of complaints from local residents, which will incorporate a reporting system.

The construction of the development shall be undertaken in accordance with the approved CEMP.

Reason: To ensure that the amenities of occupiers of the proposed dwellings are protected.

A handwritten signature in black ink, appearing to read 'A. Nunn', with a long horizontal flourish underneath.

ANDREW NUNN, NEIGHBOURHOOD SERVICES OFFICER