

## **Responses to Neighbour comments – 16/18 Cambrian Road, Newport**

We note the neighbour's comment and are supportive of music venues and the diversification of businesses in this quarter of Newport.

Our proposal is in a highly sustainable location being located within the City Centre, it is contributing to the vitality of the town bringing footfall into the City Centre.

Moreover, the proposal is reusing a building, compliant with Policy SP1. We have carried out a noise assessment survey, which specified the installation of minimum 32dB sound reducing windows and glazing, in order to comply with the required internal noise levels.

We are following this advice and replacing the existing windows to meet, or exceed this requirement, which will reduce the potential for noise complaints from the occupants of these much needed new residential flats.

I hope that this allays the neighbour's fears.

Further to recent neighbouring comments addressed to Tracey Brooks, Head of Regen & Econ Dev., we reiterate our response to the initial neighbour comment above, and further stated ..

As part of the build process, should planning permission be granted, we will apply for Building Regulations approval and this will ensure that all parts of the building fabric, floors and walls etc. comply with Approved Document E - Resistance to the Passage of Sound.

This document requires a minimum airborne sound reduction of 43dB for residential rooms formed by material change of use, and we are confident that this will be met, and NCC Building Control will ensure that this is achieved as part of their approval.

Could you please inform the neighbour of the measures that we are taking, and request that the objection is withdrawn? Thank-you.

In response to the Neighbouring comment from the Music Venue Trust, we reply as follows...

The Noise Assessment notes the Existing Context in para 1.3 as being a Commercial area with residential apartments located nearby, and a Public House and Night Club, also nearby.

It also shows the Reality Theatre - the fore runner to and host to The Cab Music Venue, in para 4.1 Measurement and Location Plan - Figure 1. next door but one North of 16-18 Cambrian Rd., at 22, Cambrian Road.

The North party wall to 16-18 Cambrian Rd has no openings, and the openings in the rear courtyard are protected by the rear of the property. There are existing apartments above Tesco Express, immediately next door, to the South and rear of the property in Cambrian Rd.

Appendix F of the Noise Assessment Report - BS8233:2014 Rigorous Design Calculation example shows that the Technical Calculations in the Specification Calculation Summary that Frequency, Hz of 125, 250, 500, 1k and 2k were measured, demonstrating that low frequency music noise was considered and assessed in the report.

The Design Access Statement notes that the design has changed from 2 x 2 bed apartments, to 2 x 1 bed apartments. This reflects the change of the Reality Theatre to The Cab, and as an 'Agent for Change', we have reduced the occupancy of the apartments from 8 persons to 3 persons - nearly a 75% reduction. This in turn will similarly reduce the potential for complaints about noise from occupants.

The apartments will professional managed and the owner/applicant of 16-18 Cambrian Rd., will continue to resolve any issues, should they arise, in a neighbourly manner, as current in a diverse environment.

I would be grateful if you could convey these comments to the Music Venue Trust." Thank-you.

Finally we note that the Environmental Health Officer has read the Noise Assessment report and confirmed that the noise levels are acceptable for the proposed development, therefore there shouldn't be any noise complaints from the occupants.

I trust that this evidence can be considered as part of the application.