
From: Holland, James (Environmental Health Officer)
Sent: 22 May 2024 09:47
To: Cooke, Jacob (Senior Planning Officer)
Subject: 24/0278 71 Cardiff Road

Date: 22 May 2024
Main Location: 71 Cardiff Road
Newport
South Wales
NP20 2EN

Application Description: DEMOLITION OF EXISTING PETROL FILLING STATION
AND CAR WASH, AND CONSTRUCTION OF A
REPLACEMENT PETROL FILLING STATION, INCLUDING
A NEW KIOSK BUILDING, 4 PUMP ISLANDS ,
FORECOURT CANOPY, 2 NO. JET WASH BAYS,
LANDSCAPING AND CAR PARKING ARRANGEMENTS

Planning reference number: 24/0278
Planning case officer: Jacob Cooke

I refer to the above application passed to the Noise and Neighbourhood Team for comment.

From reviewing the information, I object to planning permission being granted as no information has been provided assessing the potential noise impact from the proposed commercial & industrial uses including deliveries, plant / equipment eg extraction / air conditioning and jet wash equipment, vehicle movements

I therefore recommend that in order for this section to make an informed comment the applicant should be requested to provide further information assessing the noise impact of the above noise sources on the residential receptors, immediately adjacent to the site. The report should include, if appropriate, measures to be taken to mitigate excess noise impact.

The report should be prepared by a person with appropriate acoustic qualifications and should be with full regard to all relevant guidance including BS8233:2014 - Guidance on Sound Insulation and Noise Reduction for Buildings and BS4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound. The assessment should be of a 'worst case' scenario and include assessment of any stand by or emergency equipment or power generation equipment.

Please find attached our standard conditions:

Prior to the commencement of use, a noise assessment in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' shall be submitted to and approved in writing by the Local Planning Authority. The assessment will need to demonstrate that the rating level of the noise emitted from the any or all of the following:

- Industrial and Manufacturing process
- Fixed Plant and equipment; jet wash, air conditioning, extraction
- Loading and unloading of goods & fuel

does not exceed a level of 5dBA below the existing background level at any premises used for residential purposes and if appropriate, include measures to be taken to mitigate excess noise impact.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

Furthermore; a CEMP will be required prior to commencement of work on site. Standard condition;

Demolition & Construction Environmental Management Plan

No development shall take place until a site specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours
- Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus

Reason: To protect the amenities of occupiers of other premises in the vicinity

Officer name: James Holland
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SRT Number: 24/10571/ABRPFA

Cofion gorau / Kind regards,

James Holland CEnvH MCIEH

Prif Swyddog Iechyd yr Amgylchedd / Principal Environmental Health Officer

Tîm Diogelu'r Amgylchedd / Environmental Protection Team

Gwarchod y Gymuned / Community Protection

Amgylchedd a Diogelu'r Cyhoedd / Environment & Public Protection

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