

From: Claire Edwards
Sent: 29 July 2014 14:14
To: Planning
Cc: Geraint Nicholas Roberts; Michelle Tett
Subject: 13/1279 further response July 2014

Main Location:
Land To South Of Glan Usk Primary School, Herbert Road, Newport

Application Description:
DEVELOPMENT OF 249 DWELLINGS AND ASSOCIATED WORKS INCLUDING BOUNDARY TREATMENTS, RETAINING WALLS, VEHICULAR ACCESS, PARKING, PATHWAYS AND LANDSCAPING AFFECTING PUBLIC RIGHT OF WAY 407/1

I refer to the above application and further noise report (dated 7th July 2014) in respect of the joinery unit adjacent to the proposed apartment blocks on this development site. I acknowledge that the report was received on the 7th July and apologise for the delay in responding, however I have only returned to work today following a 3 week period of absence.

I do have concerns regarding the report and therefore would not recommend that permission is granted at this stage until further information is received.

As stated in my previous correspondence regarding industrial noise impact, the condition referred to is a rail traffic condition which was applied due to the proximity of the railway to part of the development. It should not solely be used to assess the impact of industrial noise on the proposed residential units. We would require a BS4142 report plus consideration of potential LMax noise levels.

In addition, I have stated previously that a scheme of mechanical ventilation with openable windows is not appropriate for potential noise nuisance sources, therefore the scheme of mitigation requires review. It is possible that the rear/side facing facades of the affected plots may require sealed windows, or as previously recommended, internal layouts may need to be altered so that habitable rooms face away from the industrial areas. Mitigation may also be required for front facades depending on the outcome of the assessment. It should be noted that the outcome of any revised assessment may indicate that the impact of the industrial area on the proposed apartments is unacceptable and that it is not possible to adequately mitigate.

Regards
Claire

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