

24/0467

Date: 07 October 2024

Main Location: Llanwern Village Development Site Phase 1

Cot Hill Llanwern

Newport

South Wales

Description: RESERVED MATTERS APPLICATION FOR SPORTS

PITCHES, CHANGING FACILITIES AND ALLOTMENTS, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING PURSUANT TO OUTLINE PLANNING PERMISSION 16/0864 FOR RESIDENTIAL DEVELOPMENT OF UP TO 1100 DWELLINGS AND PROVISION OF PRIMARY SCHOOL, VILLAGE CENTRE, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE WORKS AFFECTING PUBLIC RIGHTS OF WAY 397/3, 397/7, 397/9 AND 397/10, AND DETAILS TO DISCHARGE CONDITIONS 5 (BUILDING MATERIALS), 6 (HARDSCAPING MATERIALS), 7 (BOUNDARY TREATMENTS), 12 (DRAINAGE), 21 (PARKING) AND 24 (LANDSCAPING)

Planning reference number: 24/0467

Planning case officer: Geraint Roberts

I refer to the above application passed to the Environmental Protection Team for comment.

I confirm I have no objections to the proposals; however the following condition should be attached to any permission granted;

Construction Environmental Management Plan

Prior to the commencement of development, to include demolition, a Construction Environmental Management Plan shall be submitted to and approved in writing by the council. The plan must demonstrate the adoption and use of 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 site must only take place within permitted hours
- Mitigation measures as defined in BS5228: Part 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
- Measure for controlling the use of site lighting whether required for safe work or for security purposes.
- Measure to mitigate demolition dust and material causing a nuisance to local residents for example sheeting of load and wheel washing apparatus.

Rason: To protect the amenities of occupiers of other premises in the vicinity.

Advisory – EV Charging points

To encourage the uptake of zero emissions vehicles in efforts to reduce air pollution it is recommended a number of parking spaces are installed with electric vehicle charging points. Cabling could be installed in the remainder of the parking spaces to allow for additional charging points to be installed at a later stage.

Advisory – Heating System

We encourage the highest practicable standards of the building installation and use of renewable forms of heating (such as ground and air source heat pumps) as opposed to natural gas boilers where possible. This action would contribute to the improvement of local air quality and reduce overall GHG emissions in the long term. The Environment (Wales) Act 2016 requires that Wales reduce its carbon emissions by 80% by 2050, reducing heat loss and the use of natural gas would help contribute towards this goal.

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