

Date: 10 December 2024

Main Location: Monbank Development Site
Cardiff Road
Newport
South Wales

Application Description: PROPOSED DEVELOPMENT OF 42 NO. DWELLINGS,
LANDSCAPE PLANTING AND ASSOCIATED WORKS

Planning reference number: 24/0678

Planning case officer: Joanne Davidson

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

An Environmental Noise and Vibration Statement compiled by Hunter Acoustics dated referenced 7069/ENS1_Rev2 has been submitted in support of the application. Which looked at the different types of noise issues that might affect sensitive receptors. I confirm I have no objections to the proposals; however the following condition should be attached to any permission granted;

Rail Noise

In terms of rail noise the report has identified that the Courtybella line runs North of the development. The report has mentioned that the vibration levels do not exceed the recommended levels. I therefore suggest the following conditions.

Railway Noise – Internal

No development, other than demolition, shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external railway noise in excess of 55 dBA Leq 16 hour (free field) during the day (07.00 to 23.00 hours) or 45 dBA Leq 8 hour (free field) at night (23.00 to 07.00 hours) shall be subject to sound insulation measures to ensure that **all** such rooms achieve an internal noise level of 35 dBA Leq 16 hour during the day and 30 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be able to be effectively ventilated

without opening windows. No dwelling shall be occupied until the approved sound insulation and ventilation measures have been installed to that property in accordance with the approved details. The approved measures shall be retained thereafter in perpetuity.

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

Railway Noise – External

No development, other than demolition, shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the maximum day time noise level in outdoor living areas exposed to external railway noise shall not exceed 50 dBA Leq. The scheme of noise mitigation as approved shall be constructed in its entirety prior to the first occupation of any dwelling and shall be retained thereafter in perpetuity.

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

Railway Vibration

No development, other than demolition shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the dwellings are designed and constructed so as to ensure that vibration dose values do not exceed $0.4\text{m/s}^{1.75}$ between 07.00 and 23.00 hours, and $0.26\text{m/s}^{1.75}$ between 23.00 and 07.00 hours, as calculated in accordance with BS 6472-1:2008, entitled "*Guide to Evaluation of Human Exposure to Vibration in Buildings*", [1Hz to 80Hz]. The dwellings shall be constructed in accordance with the approved scheme.

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

Industrial Noise

The noise from the Whitehead Industrial Estate, located 63 meters from the nearest residence, has been assessed as having an adverse effect in accordance with BS 4142:2014. The report further recommends the implementation of sound insulation measures in line with BS 4142:2014+A1:2019.

Advisory - Sound insulation

In relation to sound insulation between the proposed separate residential dwellings, I have not commented. I assume that Building Control will ensure that the Building Regulations, is applied.

Plant and Equipment Noise

Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142 2014, does not exceed a level of 5dB below the existing background level, with no tonal element to the plant.

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

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.

Development/Construction Hours

To protect the amenity of existing residents, I would recommend that there is no arrival, departure, loading or

unloading of vehicles, development and/or construction (including land raising and demolition if required)

occurs outside the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on

Saturdays. There shall be no development on Sundays or Bank Holidays.

Advisory - Heating Systems

We encourage the highest practicable standards of building insulation 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.

Officer name: Clementine Treolar

Officer Email: Clementine.treloar@newport.gov.uk

Officer Contact number: 01633 656656

SRT Number: 24/17929/ABRPFA