

Date: 7 June 2018

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

Application Description: DEVELOPMENT OF 206NO. RESIDENTIAL UNITS, INTERNAL ROAD NETWORKS, PARKING, LANDSCAPING AND ASSOCIATED WORKS AFFECTING PUBLIC RIGHT OF WAY 407/1

Planning reference number: 18/0293

Planning case officer: Geraint N Roberts

I refer to the above application passed to Noise & Neighbourhood Team for comment. I note that the following noise mitigation information is provided:

- Drawing titled 'Herbert Rd Retaining Walls' Rev A dated 7/3/17 showing proposed embankment / gabions with acoustic fence above
- Acoustic fencing data sheet PCD12

In addition I am pleased to note that the ENVIRONMENTAL STATEMENT non tech summary provides in 12.3 '*During the detailed design phase of the project, a more detailed assessment will be undertaken*'.

However I do not necessarily agree with 12.5 of the report which provides '*through appropriate use of a physical barrier between Crawford Industrial Estate and the residential areas that there would be insignificant effects arising from noise upon the residential areas of the proposed Development*'. The Waterman Assessment of Environmental Noise November 2013 report submitted with the earlier application for residential development (13/1279) provided Indicative Required Façade Attenuation Levels including to the southern boundary adjacent to the industrial area.

I therefore advise that I do not object to this application but recommend that any grant of permission is subject to the following condition:

- Prior to the development commencing noise mitigation measures to the proposed residential facades adjacent to the railway line and industrial areas, having regard to appropriate standards and guidance such as BS8233:2014, BS4142:2014 and Planning Guidance Wales – Technical Advice Note 11, to be submitted to and approved in writing by the Planning Authority. No dwelling shall be occupied until the mitigation measures have been installed to that property in accordance with the approved details.

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

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