

From: Christopher Phillips <Christopher.Phillips@worcsregservices.gov.uk>
Sent: 09 October 2020 09:23
To: NCC - Planning <Planning@newport.gov.uk>
Subject: CONNIN/ 20/0875

Good morning,

Thank you for consulting WRS, we have reviewed 'Acoustics – Assessment of Façade Performance (condition 12, Planning Application Ref: 13/1279) Land south of Glan Usk School, Newport' ref: WIE17482-100-TN-1.2.2 prepared by Waterman Infrastructure and Environment Ltd.

The acoustic report has been prepared to demonstrate that glazing and acoustic ventilators installed within newly built dwellings on Land South of Glan Usk School, Newport are suitable to achieve internal noise levels as per BS8233:2014. The assessment appears to only consider properties within Phase 2 of the development.

The report is a desk based study, making use of data from noise surveys carried out in 2013 and 2017 to predict Internal Ambient Noise Levels and LAfmax values. The specifications of installed glazing and ventilators are provided within Table 8 of the report.

The assessment indicates that with the selected glazing and ventilator combination internal ambient noise levels (IANL) as per BS8233:2014 can be achieved. A potential exceedance of night time LAfmax values (+2dB) has been identified for some properties to the west of existing industrial land. Taken in context this should not pose a significant concern as the assessment has made a 'worst case scenario' assessment based upon industrial activity taking place throughout the night. It is understood that currently a Plant Hire company occupy the industrial land and do not regularly operate in the night time, keeping hours of 07:30-17:30, as such sleep disturbance from LAfmax events is unlikely given the current conditions.

'The results of the calculations indicated that the glazing and ventilator units would be suitable in relation to the daytime and night-time LAeq,T noise levels, but that maximum levels would exceed the relevant criteria at the nearest property to the former JS Payne Ltd site by 2 dB during the night. It should be noted that the assessment of industrial noise is considered a 'worst-case' scenario based on the daytime operations of JS Payne Ltd. (who no longer occupy the site) and that night-time maximum levels would likely be much lower than this'.

'As this assessment has only predicted a minor exceedance in the worst-case scenario, it is considered that, were operations to take place during the night-time period, noise levels would likely be lower than those predicted here and are therefore would satisfy the requirements of Condition 12.

WRS are happy to accept the above conclusions drawn by Waterman Infrastructure and Environment Ltd.

Recommendation:

The submitted report is insufficient to discharge condition 12 for the entirety of the development site as further consideration needs to be given to IANL within dwellings in close proximity to the railway line (Phase 3/4) as per recommendations made by Waterman within the submitted report.

Should NCC be minded to partially discharge condition 12 in relation to Phase 2 of the development, WRS would have no adverse comments or objections to make.

Regards,

Chris Phillips

Christopher Phillips

Senior Technical Officer

Tel: 01562 738012

Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF

E-mail: Christopher.Phillips@worcsregservices.gov.uk

Web: <http://www.worcsregservices.gov.uk/>



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