

Date: 05 January 2021
Main Location: Land To South Of Glan Usk Primary School Herbert Road Newport South Wales
Application Description: PARTIAL DISCHARGE OF CONDITION 12(DETAILS OF GLAZING AND VENTILATION) AND 16 (REMEDIAION VERIFICATION) OF PLANNING PERMISSION 18/0293 FOR THE DEVELOPMENT OF 195NO. RESIDENTIAL UNITS, INTERNAL ROAD NETWORKS, PARKING, LANDSCAPING AND ASSOCIATED WORKS AFFECTING PUBLIC RIGHT OF WAY 407/1
Planning reference number: 20/0875
Planning case officer: Lydia Burrows

I refer to the above application passed to the Noise and Neighbourhood Team for comment.

As part of the planning permission granted for the Site by NCC, Condition 12 was set requiring the provision of details relating to the acoustic performance of the glazing and ventilation units within the development buildings. Condition 12 states the following:

'Prior to the occupation of any dwelling backing onto the railway or the adjacent industrial land; full details of the glazing specification and trickle vents for the windows of those dwellings shall be provided in writing to the Council. The details shall show that internal noise can be mitigated to the Target Criteria specified in Table 13-12 'Indicative Façade Sound Insulation Performance for Glazing Elements' of Chapter 13 of the submitted Environmental Statement. Where that level of mitigation cannot be achieved with open windows details of an alternative means to ventilate affected rooms shall be provided. Following the Council's written agreement, the glazing, trickle vents and alternative means of ventilation (as required) shall be installed as approved prior to the occupation of those plots.'

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 is noted within the submitted report 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.

Overall, it is considered that the currently installed glazing / ventilation system is likely to be suitable for the current development in that the existing noise environment at the Site is unlikely to have a significant adverse effect of residents of the development.

The acoustic submission is satisfactory in environmental health terms and I am happy for Condition 12 of application 18/0293 to be discharged

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