

Date: 11 December 2024

Main Location: Land West Of 1
Kings Wall Drive
Newport
South Wales

Application Description: RESERVED MATTERS (CONDITION 01) FOR PROPOSED
RETAIL STORE, NURSERY (D1) AND 3NO. COMMERCIAL
UNITS AND ASSOCIATED WORKS IN LOCAL CENTRE
AND PARTIAL DISCHARGE OF CONDITIONS 07 (LANDSCAPING), 08 (MATERIALS/FINISHES TO EXTERNAL SURFACES), 9 (MATERIALS/FINISHES FOR
HARD LANDSCAPED AREAS), 10 (BOUNDARY TREATMENTS), 12 (PARKING), 15 (EMERGENCY ACCESS), 16 (ROADS, CYCLEWAYS AND FOOTWAYS), 17
(GREEN TRAVEL STRATEGY), 19 (NOISE ASSESSMENT),
22 (LIGHTING), 23 (ECOLOGICAL MANAGEMENT PLAN),
24 (SITE LEVELS), 27 (GROUND CONDITIONS), 28 (VERIFICATION REPORT), 32 (PILING WORKS), 33 (SURFACE WATER), 34 (FOUL AND SURFACE WATER
DRAINAGE AND STORAGE) AND 39 (CARBON REDUCTION STRATEGY) RELATING TO OUTLINE
PLANNING PERMISSION 06/0471 FOR REDEVELOPMENT

OF SITE TO CREATE A MIXED USE URBAN EXTENSION

**Planning reference
number:** 24/0782

Planning case officer: Geraint Roberts

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

A noise assessment report written by inacoustic dated 18 June 2024 has been submitted in support of the application. The report has concluded that the proposal will have a low impact on sensitive receptors, with mitigation measures proposed, these measures will be secured through planning conditions attached to any permission granted.

The store is said to be operational during day time hours however, to address the issue of the unspecified delivery times in the noise assessment report, it is important to impose a condition that regulates the hours of delivery to mitigate potential noise impact on nearby sensitive receptors. The condition will ensure that deliveries take place only during daytime hours, preventing noise disturbances during sensitive periods such as early mornings or late evenings. It also provides flexibility to approve any adjustments to the hours if necessary, while maintaining control over the noise impact.

Delivery Times

There shall be no arrival, departure, loading or unloading of vehicles between the hours of 07:00 and 22:00 on any day.

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

An equipment plant is to be installed at the development however at the time the report was written the plant information had not been submitted however with the modelling assessment this will be a **low impact** when mitigation measures described in section 3.2 are 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.

The noise assessment also looks at the proposal of a nursery this is concluded; *reasonable peak use of the external play area associated with the proposed day nursery will give rise to rating noise levels that may exceed the measured background sound level in the area, at the closest assessed residential receptors, thus giving rise to a Low to Potentially Adverse Impact, dependent upon context.* Therefore Environmental Protection suggests the following condition below or anything similar to:

Nursery noise

It is recommended that an appropriate noise management plan should be implemented to help control noise to nearby sensitive receptors. It is anticipated a suitable plan is likely to incorporate the following elements relating to the external play space:

- Outdoor areas should only be used between the hours of 08:00 and 18:00. Areas should not be constantly used, and the play space will contain periods of inactivity during the day.
- Staff should be mindful of residential neighbours and use calm, gentle voices when interacting with children and others.
- Upset children who cannot be calmed should be taken back inside after a reasonable period (e.g. 5 to 10 minutes).
- Incorporate awareness of noise-management issues into regular staff training.
- An appropriate procedure should be put in place to enable the prompt investigation should any complaints or concerns be raised by nearby residents.

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

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