

Noise Management Plan

**Min Yr Afon Residential Home, London Row,
Cwmavon, Port Talbot, Neath Port Talbot, SA12 9AH**

**Change of use of existing nursing home (Class C2) into
a mixed use of cafe (Class A3), 6 No's shops (Class A1),
10 industrial units, (Class A1, B1& B8), managers'
office, plant room and parking (Amendment to
Proposal and Plans)**

28th August 2023

1.0 Scope of the Report

1.1 Planning condition 7 of the above consent requires the following

1.2 *Prior to commencement of the hereby approved works, a Noise Management Plan shall be submitted, which must be formally approved in writing by the local Planning authority.*

The Noise Management Plan shall, as a minimum:

1. Identify the scope of all proposed uses within the site including the use of external areas.

2. State the hours of operation for these uses and areas of the premises to which they apply

3. Identify the sources of potential noise, to include:

a) Music, live or recorded or amplified entertainment (use of a microphone etc)

b) Behaviour of persons attending the venue.

c) Traffic management in terms of: taxis or vehicles stopping at the premises to pick up or set down.

d) Controls to be specified on persons gathering outside in a 'beer garden' or for smoking

e) Control of noise outdoors that may affect residential premises.

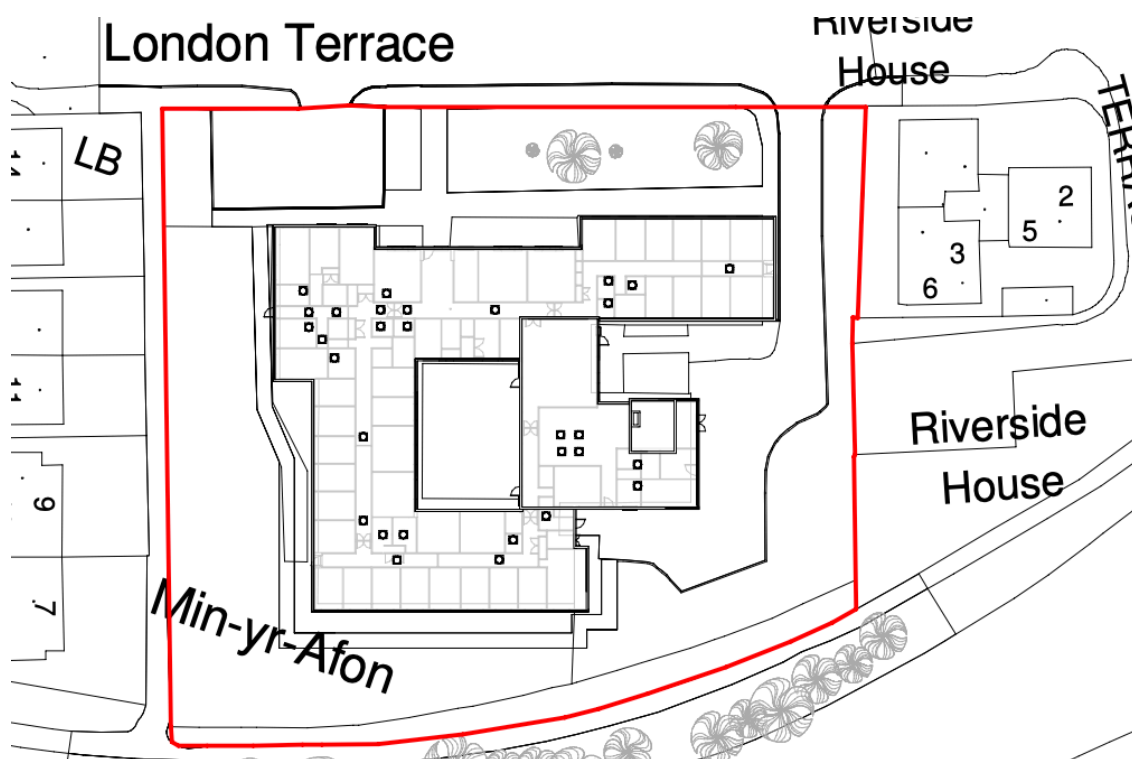
f) Restriction times of dropping of bottles into bins

The Noise management plan as approved, shall be strictly adhered to throughout the operation of the site thereafter.

2.0 Noise Management Plan

2.1 Site Location

- 2.2 The site is the former Min y Afon Nursing Home, Cwmavon. It consists of a single storey building with external car parking.
- 2.3 There are residential properties within 10m to 20m the building. These are located at London Row Terrace to the North, London close to the west and riverside house to the east.



2.4 Proposed Uses

2.5 The site has the benefit of planning permission for the following uses.

The proposed uses will have no associated outdoor uses or activities

Type	Use Class	Number	Permitted hours of operation as set out by condition 19 of P2022/0146 <i>Use shall not be carried out outside the hours of</i>
Retail Shop	A1	6	07:00 to 22:00 Monday to Friday, 07:00 to 22:00 on Saturdays and Sundays.
Business Unit	B1	10	07:00 to 19:00 Monday to Friday, 08:00 to 12:00 on Saturdays and Sundays.
Managers Office	B1	1	07:00 to 19:00 Monday to Friday, 08:00 to 12:00 on Saturdays and Sundays.
Cafe	A3	1	07:00 to 19:00 Monday to Friday, 07:00 to 19:00 on Saturdays and Sundays.

2.6 Key Noise objectives

- Minimise impact on local residents/prevent public nuisance
- Satisfy local authority following a licence agreement/hearing/complaint
- Identify noise sources and acceptable noise levels
- Identify steps to manage and control noise
- Define a program to monitor noise
- Respond to complaints and unacceptable noise

2.7 Potential Noise Sources

- People arriving and leaving including traffic
- Deliveries, waste disposal and collection
- Extractor fan to Café
- Activities with buildings

2.8 Noise Controls

Noise Sources	Noise Controls
People arriving and leaving including traffic	Access to site limited to permitted hours No vehicles to be left on site overnight
Deliveries, waste disposal and collection	Access to site limited to permitted hours Vehicles not left to idle during deliveries and collections Screen to be constructed around bin stores
Extractor fan to Cafe	Extractor to be approved by EH section prior to installation Extractor to be maintained in accordance with manufacturer guidance
Activities with buildings	No music played Windows and doors kept shut

2.9 Noise monitoring

Noise monitoring will be the responsibility of the Business Centre Manager (BCM)/ Noise Management Coordinator (NMC)

Frequency – Daily walk through

Records – The BCM/NMC will record noise issues identified and take steps to resolve the matter within an appropriate timescale.

2.10 Public Communication

Immediate adjacent residents and elected ward members will be notified in writing where activities within the site are likely to lead to a temporary or permanent increase in noise.

Examples of such changes are as follows.

- Changes in operational hours
- Change it to authorised uses
- Internal or external construction activity

2.11 Noise complaints

All complaints should be made firstly to the Noise Management Coordinator (NMC) and then escalated through the levels set out below if complaints are unresolved. Complaints may be made directly to the Local Authority. Complaints can be made to then NMC verbally, in writing, by email contact detail are below.

All complaints shall be logged, investigated and responded to within 5 working days

Levels	Noise Complaints	Address	Contact Details
1	Business Centre Manager	Min yr Afon Business Centre Cwmavon Port Talbot	Tel TBC

2	Mr A Rees	Min yr Afon Business Centre Cwmavon Port Talbot	
3	Neath Port Talbot CBC	The Quays, Brunel Way, Baglan Port Talbot	Tel 01639 686868 Lines are open from 8.30am to 5pm Monday to Thursday and 8.30 to 4.30pm on Friday. https://appsportal2.npt.gov.uk/ords/live6/f?p=550:1

2.12 Noise Management

The following persons shall be responsible for noise management

Noise Management Coordinator	Address	Contact Details
TBC Business Centre Manager	Min yr Afon Business Centre Cwmavon Port Talbot	Tel TBC
Mr A Rees	Min yr Afon Business Centre Cwmavon Port Talbot	