

## Rhodri Griffiths

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**From:** Muttakir Mohammed  
**Sent:** 12 February 2026 14:45  
**To:** Rhodri Griffiths  
**Subject:** P2025/0910 - Tor Y Graig Farm Ty Llwyd Bryncoch Neath Port Talbot SA10 7DX

Rhodri,

**P2025/0910|Detached shed to house pump to provide independent water supply to Tor Y Graig House with associated power supply, underground pipes and cables and means of enclosure (amended plans received 20.01.26)|Tor Y Graig Farm Ty Llwyd Bryncoch Neath Port Talbot SA10 7DX.**

The proposed development is near the vicinity of residential properties. The operation of the pump and any associated plant or equipment could impact the nearby residential receptors therefore a noise impact assessment in accordance with BS 4142 is required.

### **Condition - Noise Impact Assessment (BS 4142)**

No development shall commence, including the installation of the proposed pump and any associated plant or equipment forming part of the independent water supply, until a Noise Impact Assessment has been submitted to and approved in writing by the Local Planning Authority.

The Noise Impact Assessment shall:

1. Be undertaken by a suitably qualified and competent acoustic consultant;
2. Assess the rating level of noise arising from the operation of the pump and associated equipment;
3. Be carried out in accordance with BS 4142:2014+A1:2019 – Methods for rating and assessing industrial and commercial sound (or any subsequent revision of that Standard);
4. Establish representative background sound levels (LA90,T) at the nearest and/or most affected noise-sensitive residential receptors;
5. Identify and apply any relevant acoustic feature corrections (including tonal, impulsive, intermittent or other characteristics) in accordance with BS 4142;
6. Demonstrate that the rating level of noise from the proposed development shall not exceed the representative background sound level at the nearest noise-sensitive receptor, unless otherwise agreed in writing by the Local Planning Authority; and
7. Include full details of any mitigation measures required to achieve compliance, including specifications for acoustic enclosures, attenuation, vibration isolation, siting, housing, and/or operational controls.

The development shall thereafter be carried out in full accordance with the approved details. Any mitigation measures shall be fully implemented prior to the pump being first brought into operation and shall be retained and maintained for the lifetime of the development.

### **Reason**

To ensure that noise arising from the proposed pump does not result in unacceptable harm to the amenity of nearby residential receptors in accordance with Planning Policy Wales and relevant Local Development Plan policies relating to the protection of residential amenity.

Kind regards

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Muttakir Mohammed

**Environmental Protection Officer**

Neath Port Talbot County Borough Council/ Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot Tel/  
Ffôn: 07976238109

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