

From: Mwanza, Chama (Environmental Health Officer)

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Sent: 12 January 2026 16:38

To: Hawkins, Grant (Principal Planning Officer) <Grant.Hawkins@newport.gov.uk>

Subject: RE: 25/1044Hi Grant

Hi Grant,

Please find below my comments

Date:

12.01.2026

Main Location:

Land West Of 10

Thompson Avenue

Newport

South Wales

Application Description:

DEMOLISH GARAGES AND ERECT PAIR OF SEMI-DETACHED
DWELLINGS

Planning reference number:

25/1044

Planning case officer:

Grant Hawkins

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

I confirm I have no objections to the proposed development. There is a potential for noise nuisance from external sources like road traffic/pedestrian and this could impact on the future occupants. Other environmental protection issues such as dust, noise and vibration may arise from the development and could attract complaints from some residents closer to the proposed development. Therefore, to address these issues, I suggest the following conditions should be attached to any permission granted;

Construction Environmental Management Plan

No development shall take place until a site specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in

writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours
- Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus

Reason: To protect the amenities of occupiers of other premises in the vicinity

NOISE ASSESSMENT REQUIRED

No information has been provided assessing the potential noise impact from road traffic or nearby adjacent commercial uses including deliveries and plant / equipment.

I therefore recommend that in order for this section to make an informed comment the applicant should be requested to provide further information assessing the noise impact of the external noise sources on the proposed residential accommodation. The report should include, if appropriate, measures to be taken to mitigate excess noise impact.

The report should be prepared by a person with appropriate acoustic qualifications and should be with full regard to all relevant guidance including BS8233:2014 - Guidance on Sound Insulation and Noise Reduction for Buildings and BS4142:2014 Methods for rating and assessing industrial and commercial sound.

Reason: To ensure that the amenities of future occupiers are protected.

Waste Storage and Recycling

There is a lack of information regarding the waste storage and recycling facilities that will be provided to serve the future development. Therefore, either additional information is required or the following condition is recommended;

Prior to first beneficial use, a scheme for the provision of waste storage and recycling shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to first beneficial use and thereafter maintained for the duration of the use.

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

Officer name:

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25/14248/ABRPFA