

Date: 12 February 2025

Main Location: 27 Morden Road
Newport
NP19 7ES

Application Description: CHANGE OF USE FROM A 4 BEDROOM HOUSE TO A 5 BEDROOM HMO

Planning reference number: 24/1017

Planning case officer: Francesca Sanders

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

I confirm I have no objections to the proposals; however the following condition 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.

Development/Construction Hours

To protect the amenity of existing residents, I would recommend that there is no arrival, departure, loading or

unloading of vehicles, development and/or construction (including land raising and demolition if required)

occurs outside the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on

Saturdays. There shall be no development on Sundays or Bank Holidays.

Noise Insulation

Prior to first occupation, a scheme of sound insulation works to the floor, ceiling and party walls structure between properties and bedrooms shall be implemented and submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter in perpetuity.

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

Advisory - Heating Systems

We encourage the highest practicable standards of building insulation and use of renewable forms of heating (such as ground and air source heat pumps) as opposed to natural gas boilers where possible. This action would contribute to the improvement of local air quality and reduce overall GHG emissions in the long term. The Environment (Wales) Act 2016 requires that Wales reduce its carbon emissions

by 80% by 2050, reducing heat loss and the use of natural gas would help contribute towards this goal.

Officer name: Clementine Treloar
Officer Email: Clementine.treloar@newport.gov.uk
Officer Contact number: 01633 656656