

From: Mwanza, Chama (Environmental Health Officer)
<Chama.Mwanza@newport.gov.uk>
Sent: 13 November 2025 16:41:36 UTC+00:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: 25/0737

Hi Jacob,

Pse find below my comment on 25/0737.

Regards

Chama.

Date:
13.11.2025
Main Location:
20 Bridge Street
Newport
South Wales
NP20 4AN

Application Description:
CHANGE OF USE, CONVERSION, REFURBISHMENT AND
ALTERATIONS OF REGENCY CHAMBERS TO CREATE A
SCHEME COMPRISING 8 APARTMENTS
Planning reference number:
25/0737
Planning case officer:
Jacob Cooke

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

I have no objections to the proposal in principle. However, due to location of the proposed development in a busy town centre, the future residents may be impacted on by various external noise sources (traffic, pubs/restaurants, deliveries, plants). I would recommend that the applicant should be advised to submit a noise assessment. The following condition should be attached to any permission granted;

Noise Assessment Required

The applicant will be required to submit a full noise assessment to demonstrate that the site is suitable for residential development; particular regard must be given to the layout and number of residential units on the proposed site. If the noise assessment indicates that noise from the development will impact residents, then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the local planning authority.

For your information I have copied our standard planning conditions below to show the requirements that the applicant's noise assessment will need to demonstrate can be met;

OR

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.

Cofion gorau / Kind regards,

Chama Mwanza MCIEH

Swyddog Iechyd yr Amgylchedd / Environmental Health Officer

Tîm Diogelu'r Amgylchedd / Environmental Protection Team

Gwarchod y Gymuned / Community Protection

Amgylchedd a Diogelu'r Cyhoedd/ Environment & Public Protection

Cyngor Dinas Casnewydd / Newport City Council

☎ Rhif Ffôn /Tel No: 01633 XXXXXX

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