

Date: 2 November 2024

Main Location: 56 Bridge Street
Newport
South Wales
NP20 4BL

Application Description: CHANGE OF USE OF REAR GROUND, WHOLE FIRST AND
WHOLE SECOND FLOOR OF THREE STOREY A2 OFFICE
BUILDING TO 8NO. BEDROOM HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS)

Planning reference number: 24/0880

Planning case officer: Marnie Ostler

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

I can confirm that I have no objections to the proposal. The developer has indicated that they will be using the Noise Impact Assessment from planning application 21/0740. I have reviewed this assessment and find it acceptable. To ensure the development is constructed in accordance with the submitted report—specifically regarding noise protection between commercial and residential areas, as well as external noise—these measures will be secured through planning conditions attached to any permission granted.

Noise Insulation

Prior to first occupation of the basement and first floor flat hereby approved, a scheme of sound insulation works to the wall/floor/ceiling structure between ground floor commercial use and the residential use shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter in perpetuity.

Reason: In the interests of residential amenities.

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.

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