

Hi Marnie,

Pse find below my comment on 26/0212.

Date: 26.04.2026

Main Location:

51-52 High Street Newport NP20 1GA

Application Description:

CHANGE OF USE FROM OFFICE TO AN APART HOTEL (SUI GENERIS) AND ASSOCIATED WORKS

Planning reference number:

26/0212

Planning case officer:

Marnie Ostler

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

I confirm I have no objections to the proposed development. I am unable to make an informed comment on this application in the absence of a noise assessment report. This is due to the potential of noise from external sources such as night clubs, customers, vehicles that may impact on the future customers of the apart hotel and this will attract nuisance complaints. The applicant should be requested to submit a noise assessment report.

I recommend the following condition should be attached to any permission granted;

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

Officer name:

Chama Mwanza