

From: Mwanza, Chama (Environmental Health Officer)
<Chama.Mwanza@newport.gov.uk>
Sent: 10 November 2025 12:20
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Subject: RE: 25/0774

Hi Vicky,

Pse find below the comments on 25/0774

Date:
10.11.2025
Main Location:
The Old Cowshed
Bowdens Lane
Penhow
Newport
South Wales
NP26 3AA

Application Description:
CHANGE OF USE AND CONVERSION OF DUTCH BARN TO
TOURIST ACCOMMODATION (USE CLASS C6: SHORT-TERM
HOLIDAY LET), USE OF LAND TO THE NORTH AS OUTDOOR
AMENITY SPACE ASSOCIATED WITH THE HOLIDAY LET, AND
ASSOCIATED DEVELOPMENT
Planning reference number:
25/0774
Planning case officer:
Vicky Quinn

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

I confirm I have no objections to the proposed development. However the following condition should be attached to any permission granted;

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

Noise Insulation

Prior to first occupation, a scheme of sound insulation works to the floor/ceiling, party wall structure between rooms 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: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

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

Officer name:

Chama Mwanza

Officer Email:

Chama.Mwanza@newport.gov.uk

Officer Contact number:

01633 839905
SRT Number:
25/11735/ABRPFA

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
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