

Hi Marnie,

Pse find below the comments on the above planning application from the Environmental Protection Team

Date:

10.10.2025

Main Location:

16 Skinner Street

Newport

South Wales

NP20 1HA

Application Description:

Change of Use of Ground Floor from A2 (Bookmakers) to A3 takeaway Food Outlet

Planning reference number:

25/0576

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 proposals; however due to the potential of noise and odour concerns associated with food takeaway business, the following condition should be attached to any permission granted;

FUMES/ODOUR

Fume Extraction

Fumes from the food preparation areas shall be mechanically extracted and the extraction system shall be provided with de-greasing and de-odorising filters. Details of the extraction equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation, and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food.

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

Fume Extraction – Maintenance

The extraction equipment shall be regularly maintained in order to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning authority.

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

Future Fume Extraction

If at any time the use of the premises is to involve the preparation and cooking of hot food the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed in writing by the Local Planning Authority, and the extraction system shall be provided with de-greasing and de-odorising filters. Details of the above equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected and in the interests of visual amenities

Plant and Equipment Noise.

Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2014, does not exceed a level of 5dB below the existing background level, with no tonal.

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

Officer name:

Chama Mwanza