

Brinkworth, Emma (Planning Officer)

From: Mwanza, Chama (Environmental Health Officer)
Sent: 31 October 2025 10:17
To: Brinkworth, Emma (Planning Officer)
Subject: RE: 25/0725

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Hi Emma

Pse find below my comments on 25/0725

Date:
31.10.2025
31.10.2025 Main Location:
Land And Buildings Encompassing 114 To 116
Alexandra Road
Newport
South Wales

Application Description:
RENOVATION OF GROUND FLOOR COMMERCIAL UNIT (USE
CLASS A3) AND CREATION OF 1 NO. GROUND FLOOR STUDIO
FLAT AND 2. NO FIRST FLOOR 1 BEDROOM FLATS AND
ASSOCIATED WORKS
Planning reference number:
25/0725
Planning case officer:
Emma Brinkworth

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

I have no objections to the proposal; however I suggest the following conditions should be attached to any permission granted;

Waste storage and Recycling

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 structures between the properties 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.

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.

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:

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Officer Contact number:

01633 839905

SRT Number:

25/11905/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

Cyngor Dinas Casnewydd / Newport City Council

☎ Rhif Ffôn /Tel No: 01633 XXXXXX

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Welsh, English, both languages, or other languages and formats. We will respond to you according to your preference. Corresponding in Welsh will not lead to delay.

SYLWCH:Unrhyw wybodaeth dechnegol fanwl a roddir yn yr e-bost hwn byddwn yn ymdrechu eto i sicrhau bod y wybodaeth yn gywir ac yn gyfredol, nid ydym yn gyfrifol ac ni fyddwn yn atebol am unrhyw anghywirdebau a'u canlyniadau, gan gynnwys unrhyw golled sy'n deillio o ddibynnu ar y wybodaeth hon. Please NOTE: Any detailed technical information given in this email we will again endeavoured to ensured that the information is accurate and up to date, we are not responsible and will not be held liable for any inaccuracies and their consequences, including any loss arising from relying on this information.