

From: Mwanza, Chama (Environmental Health Officer)
<Chama.Mwanza@newport.gov.uk>
Sent: 02 June 2026 17:39:16 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: 26/0326

Hi Jacob

Please find below my comment on 26/0326.

Thanks

Chama

Date:
2.06.2026
Main Location:
14 - 15 High Street
Newport
South Wales
NP20 1FW

Application Description:
CHANGE OF USE TO THE THREE FLOORS ABOVE THE PUBLIC
HOUSE TO CREATE A BOOKABLE ARTS VENUE SPACE ON
THE FIRST FLOOR (USE CLASS D2), AND BOOKABLE COWORKING
STUDIOS AND PRIVATE SHORT LEASE STUDIO
SPACES TO THE SECOND AND THIRD FLOORS (USE CLASS
B1), ALONG WITH PARTIAL REPLACEMENT OF REAR SINGLE
STOREY EXTENSION, CREATION OF ROOF TERRACE AND
ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS
Planning reference number:
26/0326
Planning case officer:
Jacob Cooke

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

Have reviewed the submitted documents and have no objections to the proposed development. A development of this nature is likely to generate noise/vibration/dust and these may lead to statutory nuisance complaints from some residents living closer to the proposed site. I would suggest the following conditions should be attached to any permission granted to reduce or prevent such complaints;

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.

Commercial and Industrial Noise

The rating level of the noise emitted from [fixed plant and equipment (mechanical and electrical), mobile plant and vehicles (these need to be an intrinsic part of the overall sound from premises or process), loading and unloading of goods (industrial and/or commercial)] located at the site shall not exceed the existing background level at any premises used for residential purposes when measured and corrected in accordance with BS 4142: 2014;

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

Officer name:

Chama Mwanza

Officer Email:

Chama.Mwanza@newport.gov.uk

Officer Contact number:

01633 839905

SRT Number:

26/05285/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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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 ensure 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.