

17th July 2025

[REDACTED]

C/O The Storage Group
Office Suite 12
Uskside Business Park
Church Street
Newport NP20 2TX

[REDACTED]

Re: 51&52 High Street Newport, NP20 1GA

We write further to your phone call with my colleague Gavin Irvine on 8th July 2025 regarding the proposed conversion of the upper floors of No. 51-52 High Street, Newport to residential units. We carried out a noise survey at this property in January 2025 to establish both internal and external noise levels affecting the proposed residences. Noise levels internally and externally were dominated by customers and live music from Slipping Jimmy's, a pub on the ground floor. Measured noise levels were too high to permit residential use on the upper floors within the appropriate guidance levels, and it was considered that extent of mitigation required would be considered impractical.

We have now been informed that Slipping Jimmy's has closed down, and as you own the entire building you can ensure that a quieter ground floor business is installed. This should be one that operates during the daytime such as a café or similar which ensures that noise transmission from the ground floor is unlikely to be a concern. It will still be necessary to upgrade the first floor to ensure compliance with the Building Regulations Part E, but typically this is a Building Control matter rather than planning.

The High Street is largely pedestrianized but there will be noise from people in the street going to other bars and clubs. As Slipping Jimmy's pub was operating for the duration of the noise survey, the measured external noise levels would not be indicative of the noise climate of Newport High Street as it is now. Despite this it would be recommended to upgrade the windows in the form of new thermal double glazing or secondary glazing; it is likely that either would increase the building envelope sound insulation.

Therefore, with consideration to the points laid out above, the upper floors of 51-52 High Street in Newport could be considered suitable for conversion to residences.

Please contact me if you have any queries.

Yours sincerely

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Acoustic Consultant for and on behalf of
Ion Acoustics Ltd

Ion Acoustics Ltd
Georges House
9 – 10 Bath Street
BRISTOL
BS1 6HL

[REDACTED]

Consultants in Acoustics Noise & Vibration
Registered in England & Wales No. 5920418

