

25/0943 - Store To The Rear Of Stratford House, Shakespeare Crescent, Newport, South Wales

Response to Environmental Health Officer

In response to the conditions requested by the Environmental Health Officer to the above application, three of these are not considered to be necessary given the scale and nature of the development and do not comply with the six tests outlined within 'The Use of Planning Conditions for Development Management' circular (October 2014). The circular outlines that conditions should only be imposed if they satisfy all the tests outlined within the relevant chapter.

Details in relation to a Waste Management Plan are submitted within this statement and the accompanying Refuse Strategy plan. Compliance with these details can be addressed through a suitably worded condition.

Plant and Equipment Noise

Given the site's current industrial use, it is considered that the proposed use of a 'Menshed' will not generate noise which is more than what would be produced by its extant use. Additionally, the proposed use will not see the use of heavy machinery, but rather tools that would typically be used in a garden shed. Considering this, we believe imposing this condition would go against the 'necessary' test, as the noise generated would not be significant and would be considerably less than the noise associated with its extant industrial use.

Artificial flood lighting and Demolition & Construction Environmental Management Plan

In terms of the flood lighting and demolition conditions, we believe these go against the third test of 'relevant to the development permitted' as neither of these elements are proposed as part of the development. There are to be no flood lights with the proposal and no demolition is set to take place. We therefore, argue that these conditions are both not relevant and unnecessary for our proposal.

Waste Management Plan

In terms of waste management, please see the following response from the client which outlines the proposed waste strategy:

As of the 09/01/2026 MenShed and as the Chair, David Clark hold a 'low tier' waste carrier licence Reg CBDL 033391. In terms of recycling facilities Hedyn are looking to support them by gifting some of our old receptacles, allowing them to store and separate the required items listed below within a designated recycling point in the new facility.

1. Disposal arrangements by waste stream

- Paper and card (which can be combined)*
- Glass*
- Metals, plastics and food and drink cartons (which can be combined all together)*
- Unsold textiles and small waste electrical and electronic equipment separately*

In relation to collections, they have engaged with WasteSavers today, who advised that once MenShed are in the building in the Gaer, they can instigate the contract that they agreed today. This will see fortnightly collections based on the quantities discussed. The contract can be reviewed as needed and can adjust deepening on volume and collection need.

With regards to other types of waste this will be arranged on a case-by-case basis as the frequencies and volumes are considered low. As they now hold a low tier waste carriers licence, they are more able to dispose of some of the other waste streams by taking to other providers such as GD Environmental. As this is a collaboration any items that are passed to MenShed by Hedyn will remain the liability of Hedyn and as such we will collect any items deemed as our waste. Further collaboration will take place by supplying a list of agreed contractors who specialise in metal, hard plastic and wood removal.

The application is also accompanied by a Refuse Strategy plan prepared by LeTrucco design which illustrates the travel distance for refuse collection.

In light of the above, it is considered that the requirement for a Waste Strategy Plan has been sufficiently addressed and compliance with the details outlined above and the Refuse Strategy Plan can be secured through a suitably worded condition.