

From: Mwanza, Chama (Environmental Health Officer)
Sent: 31 July 2026 15:32
To: Ostler, Marnie (Planning Officer) <Marnie.Ostler@Newport.gov.uk>
Subject: RE: 26/0459

Hi Marnie,

Please find my comment on 26/0459

Date:
31.07.2026
Main Location:
20 High Cross Drive
Rogerstone
Newport
South Wales
NP10 9AB

Application Description:
OUTLINE PLANNING PERMISSION WITH ALL MATTERS
RESERVED FOR THE ERECTION OF ONE DWELLING
Planning reference number:
26/0459
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 proposal; However due to the concerns about:
dust/noise/vibration nuisance complaints that may arise from the proposed development, I
recommend the following condition should be attached to any permission granted;

Construction Environmental Management Plan

Prior to the commencement of development, to include demolition, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, air quality*, vibration, dust** and waste disposal resulting from the site preparation, groundwork and construction phases of the development and manage Heavy Goods Vehicle (HGV) access to the site. Measures to minimise the impact on air quality should include HGV routes avoiding Air Quality Management Areas and avoid vehicle idling. The approved Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

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:

26/07340/ABRPM