

From: [Holland, James \(Principal Environmental Health Officer - Environmental Protection\)](#)
To: [Sanders, Francesca \(Senior Planning Officer\)](#)
Subject: RE: 25/0273
Date: 03 June 2025 17:03:55
Attachments: [image001.png](#)

25/0273 | CONSTRUCTION OF OUTDOOR MANEGE | New Holdings Chapel Lane
Llandeudaud Newport NP18 2AF

This department would suggest the following condition to protect local residents from the proposed manege being used for commercial purposes which could result in noise and odour nuisance due to intense use of the facility.

Domestic use

The proposed facility shall be solely for domestic use and the enjoyment of the owner of the site, at no time shall this facility be used for commercial purposes.

Light

The applicant has provided no information in relation to any external lighting which may be installed for the manege, the installation of such lighting in proximity to residents may cause a light nuisance.

To prevent any future instalment of external lighting without consultation with the Local Planning Authority, this department would recommend the inclusion of the following condition:

No external lighting shall be installed until an assessment of the potential for light impact has been undertaken, submitted to and approved in writing by the Local Planning Authority.

The assessment shall include:

Identification of sensitive receptors likely to be impacted upon by light nuisance
A lighting scheme which proposes methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors
Once approved the agreed lighting scheme shall be implemented and permanently retained. Any deviation from the agreed lighting scheme shall require approval in writing by the Local Planning Authority.

Cofion gorau / Kind regards,

James Holland CEnvH MCIEH

Prif Swyddog Iechyd yr Amgylchedd / Principal 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

Phone: 01633 839907

Email: james.holland@casnewydd.gov.uk / James.Holland@newport.gov.uk



Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg, yn y ddwy iaith, neu ieithoedd a fformatau eraill. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi / The Council welcomes correspondence in 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.

Os oes gwybodaeth bersonol yn yr e-bost hwn, mae wedi'i rannu gyda chi o dan Adran 115 o Ddeddf Trosedd ac Anhrefn 1998 at y diben penodol o leihau trosedd ac anhrefn. Os teimlwch fod angen rhannu'r wybodaeth hon, gwiriwch gyda Diogelwch Cymunedol ymlaen llaw / If this email contains personal information, it has been shared with you under Section 115 of the Crime and Disorder Act 1998 for the specific purpose of reducing crime and disorder. If you feel this information needs to be shared, please check with Community Safety beforehand.

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Sent: 29 May 2025 10:52

To: Holland, James (Principal Environmental Health Officer - Environmental Protection) <James.Holland@newport.gov.uk>; Manning, Steve (Senior Scientific Officer) <Steve.Manning@newport.gov.uk>

Subject: 25/0273

Hi Both,

Would it be possible to advise if you have any comments to make in respect of the above application?

Thanks

Kind regards

Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

Civic Centre

Godfrey Road

Newport NP20 4UR

Tel/Ffôn 01633 831694

francesca.sanders@newport.gov.uk

Please Note: I am currently working from home and may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all enquiries by email unless alternative arrangements such as a call via Microsoft Teams are mutually agreed.

When submitting documents by email that are large or those that may contain macros such as Excel type files, it is advised that the sender should check separately with the case officer that the file has been received and not blocked by the Council's automated IT security systems.

Wrth gyflwyno dogfennau dros e-bost sy'n fawr neu'r rheiny a all gynnwys macros, megis ffeiliau Excel, argymhellir i'r anfonwr gysylltu â'r swyddog achos i sicrhau fod y ffeil wedi'i dderbyn ac heb gael ei flocio gan systemau diogelwch TG awtomataidd y Cyngor