

From: Holland, James (Principal Environmental Health Officer - Environmental Protection) <James.Holland@newport.gov.uk>

Sent: 17 October 2025 14:06

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: RE: 25/0712 - 22 Exeter Street Newport NP19 8DE

25/0712|CHANGE OF USE FROM EXISTING B8 STORAGE AND DISTRIBUTION TO B2 CAR REPAIRS|22 Exeter Street Newport NP19 8DE

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

From reviewing the information, I object to planning permission being granted as no information has been provided assessing the potential noise impact from the proposed commercial & industrial uses including deliveries, plant / equipment, vehicle movements and typical activities of the vehicle repair garage.

I therefore recommend that in order for this section to make an informed comment the applicant should be requested to provide further information assessing the noise impact of the external noise sources on the existing residential accommodation. The report should include, if appropriate, measures to be taken to mitigate excess noise impact.

The report should be prepared by a person with appropriate acoustic qualifications and should be with full regard to all relevant guidance including BS4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound. The assessment should be of a 'worst case' scenario and include assessment of the typical equipment, processes and activities within the garage.

Please find attached our standard conditions:

Prior to the commencement of any B1/B2/B8 use, a noise assessment in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' shall be submitted to and approved in writing by the Local Planning Authority. The assessment will need to demonstrate that the rating level of the noise emitted from the any or all of the following:

- Typical equipment, processes and activities within the garage
- Fixed Plant and equipment
- Vehicle movements

does not exceed a level of 5dBA below the existing background level at any premises used for residential purposes and if appropriate, include measures to be taken to mitigate excess noise impact.

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

are protected.

Waste Management Plan

Prior to first beneficial use a waste management plan, detailing the means of disposal of all waste generated by the businesses, shall be submitted to and approved in writing by the local planning authority. The approved plan shall be implemented prior to first beneficial use and shall be retained for the duration of the use.

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

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



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