From:	Mwanza, Chama (Environmental Health Officer)
To:	Sanders, Francesca (Senior Planning Officer)
Subject:	RE: 265/0525
Date:	10 August 2026 16:12:33
Attachments:	image001.png

Hi Francesca,

Please find below my comments on 26/0525.

Date:
10.08.2026
Main Location:
Part Of
264 - 272 Corporation Road
Newport
South Wales
NP19 0DZ

Application Description:
USE OF FIRST FLOOR OFFICE SPACE TO SELF CONTAINED 1 BED FLAT
Planning reference number:
26/0525
Planning case officer:
Francesca Sanders

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

I confirm I have no objections to the proposals: Considering that the premises were used as offices and it is along Corporation Road with heavy traffic 24/7 there is a significant potential of the future occupants being impacted on by traffic noise especially for rooms opposite the Corporation and this should be addressed. Waste storage and recycling facilities should be considered too. Therefore, I advise that the following conditions should be attached to any permission granted;

Waste Storage and Recycling

There is a lack of information regarding the waste storage and recycling facilities that will be provided to serve the future development. Therefore, either additional information is required or the following condition is recommended;

Prior to first beneficial use, a scheme for the provision of waste storage and recycling shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to first beneficial use and thereafter maintained for the

duration of the use.

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

Noise Insulation

Prior to first occupation, a scheme of sound insulation works to the floor/ceiling/party wall/ structure between flats shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter in perpetuity.

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

Tan 11 Assessment

I note that the development is in very close proximity to Corporation Road and therefore in my view the potential for disturbance of noise from the road traffic on the use and enjoyment of the residential properties should be considered.

I therefore recommend that a noise assessment is undertaken to assess which Noise Exposure Category (or Categories) the proposed site falls within as provided in Planning Guidance Wales ‘ Technical Advice Note (Wales) 11 :Noise ‘ . I suggest that the whole site should be considered in the assessment, but particular regard must be given to the dwellings proposed in the area closest to Corporation Road. The report should provide appropriate recommendations based on the Noise Exposure Categories determined.

Reason: To ensure that the amenities of future occupiers are protected.

Officer name:
Chama Mwanza
Officer Email:
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Officer Contact number:
01633 839905
SRT Number:
26/09518/ABRPFU

Cofion gorau / Kind regards,

Chama Mwanza MCIEH
Swyddog Iechyd yr Amgylchedd / 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
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