

From: Mwanza, Chama (Environmental Health Officer)
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Sent: 07 August 2026 11:01:47 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: 26/0569

Hi Jacob,

Please find my comments on 26/0569

Date: 05/08/2026

Location: 25 St Edward Street Newport NP20 4GG

Application Description: CHANGE OF USE FROM DWELLING (C3 USE) TO A 4 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)

Application reference number: 26/0569

Planning Case Officer: Jaco Cooke

I refer to the above application passed onto Environmental Protection for consultation. Having reviewed the supporting documentation, I confirm we have no objections in principle to the proposal. If permission is to be granted, we propose the conditions below to be attached:

Tan 11 Assessment

The development sits within the urban central location of Newport. While St Edward Street itself is a side street rather than a major main road, its positioning right next to the city core means it has a moderate baseline of environmental noise, with the train station only minutes away and the likelihood of noise emitting from the city's night life.

We therefore recommend 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 '. we suggest that the whole site should be considered in the assessment, but particular regard must be given to the rooms closest facing the station . The report should provide appropriate recommendations based on the Noise Exposure Categories determined.

Reason: To ensure that the amenities of future occupiers 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

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

Officer name: Clementine Treloar
Officer Email: Clementine.Treloar@newport.gov.uk
Officer Contact number: 01633832881
SRT Number: 26/08580/ABRPFA

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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