

From: Mwanza, Chama (Environmental Health Officer)
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Sent: 07 August 2026 10:42:16 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: 26/540

Hi Jacob,

Please find below the comments on 26/0540 from the Environmental Protection Team.

Date: 05/08/2026
Application ref: 26/0540
Location: 35 St Mary Street Newport NP20 4DF
Application Description: CONVERSION OF A D1 (NON-RESIDENTIAL INSTITUTIONS) TO C4 (HOUSES IN MULTIPLE OCCUPATION) TO INCLUDE THE PROVISION OF EXTERNAL BIN STORE|
Planning reference number: 26/0540
Planning Case Officer: Jacob 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 granted we propose the conditions below to be attached:

Tan 11 Assessment

he proposed development, is approximately 530 metres (0.33miles) from Newport railway station and sits within a few steps from major hubs, with the likelihood of heavy footfall. Consideration should be given to noise emitting from road/rail traffic and its effects on the enjoyment of use for the end user.

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.

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
Officer Email:
Officer Contact number:
SRT Number: 26/06059/HMRPAE

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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