

From: Mwanza, Chama (Environmental Health Officer)
Sent: Wednesday, September 16, 2026 09:57
To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>
Subject: RE: 26/0620

Hi Lydia,

Please find below comments on 26/0620.

Date: 14/09/2026

Location: 7 Conway Road Newport NP19 8PA

Application Description: CHANGE OF USE FROM DWELLING (C3 USE) TO A 4 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE) (RESUBMISSION OF PLANNING REFERENCE: 25/0841)

Application reference number: 26/0620

Planning Case Officer: Lydia Burrows

Thank you for consulting Environmental Protection for consultation. Having reviewed the application, I confirm we have no objections in principle to the proposal. However, if planning permission is granted, we propose the following conditions below:

Tan 11 Assessment

As the application seeks change of use from C3 usage to an HMO, the developer should note that 7 Conway Road is set along Victorian-to-Edwardian terraced housing and sits just off the major arterial Chepstow Road (A48) route. Consideration should be given to noise emitting from 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.

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.

Construction Environmental Management Plan (CEMP)

A site-specific CEMP, outlining comprehensive dust suppression measures, vibration tracking, and a community liaison protocol, must be approved prior to site clearance.

Prior to the commencement of development, to include demolition, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration, dust and waste disposal resulting from the site preparation, groundwork and construction phases of the development.

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

Officer name: Clementine Treloar

Unif Ref

26/10477/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

Gwefan/Website: www.casnewydd.gov.uk / www.newport.gov.uk

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