

From: Mwanza, Chama (Environmental Health Officer)
<Chama.Mwanza@newport.gov.uk>
Sent: 14 September 2026 15:05
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Subject: RE: 26/0445

Hi Vicky.

Pse below our comment on 26/0445

Date: 08/09/2026

Location: Newport Guest House 391A Chepstow Road Newport NP19 8HL
Application Description: PROPOSED CHANGE OF USE FROM GUESTHOUSE (C1) TO TEMPORARY ACCOMMODATION (SUI-GENERIS) (PART RETROSPECTIVE)
Planning reference number: 26/0445
Planning Case Officer: Vicky Quinn

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 condition below:

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

Officer Email: Clementine.Treloar@newport.gov.uk

Officer Contact number:

Unif Ref 01633832881

26/06733/ABRPFA