

Date: Tuesday 26th April 2022
Main Location: The Long House
Blacksmiths Way
Coedkernew
Newport
South Wales
NP10 8TR

Application Description: OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR THE ERECTION OF 2 NO. DETACHED DWELLINGS TO THE REAR OF THE EXISTING HOUSE (THE LONGHOUSE) WITH DOUBLE GARAGES

Planning reference number: 22/0341
Planning case officer: Gail Parkhouse

I refer to the above application passed to the Noise and Neighbourhood Team for comment.

Having considered the details of the development as submitted in the pre-application supportive information, I can confirm the Noise and Neighbourhood Team have no objections to the application in principle. However, the following should be attached to any permission granted:

Private/Non-Mains Foul Drainage

The application does not state whether the site is on private/ Non-mains Foul Drainage. If the proposed site is to be connected to a private/non mains foul drainage the following condition applies:

Private/Non-Mains Foul Drainage

Prior to commencement of development, full details of the proposed septic tank/cesspit/package treatment plant* shall be submitted for approval by the Local Planning Authority. Details shall include manufacturers information, location and capacity of the septic tank/cesspit/package treatment* plant together with details and location of any secondary treatment, drainage field or outfall including details of percolation tests where appropriate. The approved scheme shall be implemented as approved prior to occupation of the development

Private Water Supply

The application does not state whether the site is on a private water supply and/or mains water. The applicant will need to confirm to Newport City Council the water supply.

Development/Construction Hours

To protect the amenity of existing residents, I would recommend that there is no arrival, departure, loading or unloading of vehicles, development and/or construction (including land raising and demolition if required) occurs outside the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays. There shall be no development on Sundays or Bank Holidays.

Reason: To protect the amenities of nearby residents.

Sound Insulation

In relation to sound insulation for the proposed residential dwellings, I have not commented. I assume that Building Control will ensure that the Building Regulations, Approved Document E is applied.

Our response is based on the information provided at this time. Should the proposal alter during the planning process, we kindly request you re-consult. We reserve the right to make new representations.

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SRT Number:

22/06926/ABRPM