

From: Mwanza, Chama (Environmental Health Officer)
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Sent: 21 September 2026 14:20:17 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: 26/0639

Hi Jacob,

Please find below the comments on 26/0639.

Date: 16/09/2026

Location: 50 Commercial Street Newport NP20 1LP

Application Description: CONVERSION OF UPPER FLOORS TO LIVING ACCOMMODATION
AND NEW SHOP FRONT TO GROUND FLOOR RETAIL UNIT

Application reference number: 26/0639

Planning Case Officer: Jacob Cooke

Thank you for consulting Environmental Protection on the above planning application. Having reviewed the information submitted, there is currently insufficient supporting information available to enable a full assessment of the potential environmental impacts associated with the proposed development. As such, further clarification and supporting details are required before a substantive response can be provided and any appropriate planning conditions considered.

1. Proposed Residential Use

The application indicates the conversion of the upper floor to residential accommodation; however, it is unclear from the submitted drawings whether the proposal is for:

A single self-contained dwelling; or

A House in Multiple Occupation (HMO).

The layout shown on the plans appears to include communal living space, which may indicate a shared accommodation arrangement. Confirmation of the intended occupancy type, number of residents, is required.

2. Nature of the Ground Floor Commercial Use

The end use of the proposed commercial/retail unit has not been specified. The nature of the business operation is a key factor in assessing potential environmental impacts, including:

Customer footfall and associated activity levels;

Delivery and servicing requirements;

Waste storage and collection arrangements;

Hours of operation;

Potential noise, odour, and disturbance impacts;

Vehicle movements associated with staff, customers, and servicing.

Certain commercial uses may generate significantly greater levels of activity than a typical retail unit and could therefore have differing impacts on neighbouring receptors.

3. Waste Management Arrangements

Details should be provided regarding the proposed storage and collection arrangements for both residential and commercial waste streams. The scale and nature of waste generation will be dependent upon the final use of the premises and the anticipated occupancy levels.

4. Hours of Operation

Proposed opening hours, delivery times, servicing arrangements, and any anticipated external activities should be provided to allow an assessment of the potential impact on nearby residential amenity.

Environmental Protection therefore, recommends that further information is requested from the applicant addressing the points outlined above. Upon receipt of the requested details, the application can be reassessed and a more informed consultation response provided, including any recommendations for planning conditions where appropriate.

Officer name: Clementine Treloar
Officer Email: Clementine.Treloar@newport.gov.uk
Officer Contact number: 01633832881
SRT Number: 26/11801/ABRLA

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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