

From: Holland, James (Principal Environmental Health Officer - Environmental Protection) <James.Holland@newport.gov.uk>

Sent: 06 January 2026 12:07

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: 25/0852 10 Clarence Place

Date:

Main Location: 10 Clarence Place
 Newport
 South Wales
 NP19 0AE

Application Description: EXTERNAL AND INTERNAL WORKS INCLUDING THE
 REFURBISHMENT OF THE GROUND FLOOR UNIT
 AND THE
 CONVERSION OF THE UPPER FLOORS TO A 8NO
 BED HOSTEL

Planning reference 25/0852
number:

Planning case officer: Vicky Quinn

I refer to the above application passed to the Environmental Protection Team for comment.

I confirm I have no objections to the proposals; however the following condition should be attached to any permission granted;

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

I confirm I have no objections to the proposal.

However, as the proposed development is for six or more residents, I understand this changes the purpose group for which the building was intended. Therefore, please ensure that the Council Building Control Department are consulted to ensure there is adequate sound insulation in the building to minimise structural and airborne noise, in accordance with Approved Document E. I have not commented as I assume that Building Control will ensure that the Building Regulations, Approved Document E is applied.

Also there is a lack of information regarding the waste storage and recycling facilities that will be provided to the proposed residential accommodation. Therefore, either additional information is required or the following condition is recommended:

Waste storage and Recycling

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

Construction Environmental Management Plan

No development shall take place until a site specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Newport City Council Environmental Protection Team
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours

- Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.

- Procedures for emergency deviation of the agreed working hours.

- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

- Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus

Reason: To protect the amenities of occupiers of other premises in the vicinity

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.

Noise Insulation

Prior to first occupation, a scheme of sound insulation works to the floor/ceiling/party wall structures between the properties 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.

Advisory:

If Air Source Heat Pumps (ASHPs) are intended to be installed in the residential scheme for sustainable heating source; further acoustic impact information will be required, including an environmental noise assessment to consider the cumulative impact of multiple ASHPs. Further information is available from the Environmental Protection team.

Officer name: James Holland
Officer Email: james.holland@newport.gov.uk
Officer Contact number:
SRT Number: 25/12328/ABRPFA

Cofion gorau / Kind regards,

James Holland CEnvH MCIEH

Prif Swyddog Iechyd yr Amgylchedd / Principal 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

Phone: 01633 839907

Email: james.holland@casnewydd.gov.uk / James.Holland@newport.gov.uk



Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg, yn y ddwy iaith, neu ieithoedd a fformatau eraill. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi / The Council welcomes correspondence in Welsh, English, both languages, or other languages and formats. We will respond to you according to your preference. Corresponding in Welsh will not lead to delay.

Os oes gwybodaeth bersonol yn yr e-bost hwn, mae wedi'i rannu gyda chi o dan Adran 115 o Ddeddf Trosedd ac Anhrefn 1998 at y diben penodol o leihau trosedd ac anhrefn. Os teimlwch fod angen rhannu'r wybodaeth hon, gwiriwch gyda Diogelwch Cymunedol ymlaen llaw / If this email contains personal information, it has been shared with you under Section 115 of the Crime and Disorder Act 1998 for the specific purpose of reducing crime and disorder. If you feel this information needs to be shared, please check with Community Safety beforehand.



[Book time to meet with
me](#)