

Aldous, Catherine (Senior Planning Officer)

From: Mwanza, Chama (Environmental Health Officer)
Sent: 03 November 2025 13:13
To: Aldous, Catherine (Senior Planning Officer)
Subject: RE 25/0775

Follow Up Flag: Follow up
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Hi Cathrine,

Thank you for the observation you brought to my attention. Have revised it. Could you please confirm if it is ok or not.

Much appreciated

Chama

Please find below my revised comments.

Date: 03/11/2025
Main Location: J W Bowkett Electrical Installations Ltd
Factory Road
Newport
South Wales
NP20 5FA

Application Description: CONSTRUCTION OF FIVE LIGHT INDUSTRIAL UNITS AND ASSOCIATED ACCESS
Planning reference number: 25/0775
Planning case officer: Catherine Aldous

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

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

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 Noise & Neighbourhood 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
Noise Assessment Required.

No information has been provided assessing the potential noise impact from road traffic or nearby adjacent commercial uses including deliveries and plant / equipment.

I therefore recommend that in order for this section to make an informed comment the applicant should be requested to provide further information assessing the noise impact of the external noise sources on the nearby residential properties. The report should include, if appropriate, measures to be taken to mitigate excess noise impact.

The report should be prepared by a person with appropriate acoustic qualifications and should be with full regard to all relevant guidance: BS4142:2014 Methods for rating and assessing industrial and commercial sound.

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.

Officer name: Chama Mwanza
Officer Email: Chama.Mwanza@newport.gov.uk
Officer Contact number: 01633 839905
SRT Number: 25/11732/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

☎ Rhif Ffôn /Tel No: 01633 XXXXXX

✉ E-bost/Email: Chama.Mwanza@casnewydd.gov.uk / Chama.Mwanza@newport.gov.uk

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



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