

Aldous, Catherine (Senior Planning Officer)

From: Holland, James (Principal Environmental Health Officer - Environmental Protection)
Sent: 08 December 2025 14:43
To: Aldous, Catherine (Senior Planning Officer)
Subject: 25/0943 Store To The Rear Of Stratford House

Date:

Main Location: Store To The Rear Of Stratford House
Shakespeare Crescent
Newport
South Wales

Application Description: PROPOSED CHANGE OF USE OF GAER ROAD BUILDING TO
COMMUNITY FACILITY (D2 USE CLASS), SITING OF
STORAGE
CONTAINER AND ASSOCIATED WORKS

Planning reference number: 25/0943

Planning case officer: Catherine Aldous

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;

Plant and Equipment Noise

Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2014+A1:2019, does not exceed a level of 5dB below the existing background level, with no tonal element to the plant, measured at the nearest noise sensitive property.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

Artificial flood lighting

The applicant is required to submit a floodlighting scheme. The scheme is to include details on the light source (height, position/angle, columns etc), time of use, lighting levels and intensity footprint, glare and spillage, cut off times, sky glow, maintenance programme etc.

Waste Management Plan

Prior to first beneficial use a waste management plan, detailing the means of disposal of all waste generated by the businesses, shall be submitted to and approved in writing by the local planning authority. The approved plan shall be implemented prior to first beneficial use and shall be retained for the duration of the use.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected

Demolition & 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

Advisory:

Advisory - EV Charging points

To encourage the uptake of zero emission vehicles in efforts to reduce air pollution it is recommended a number of the parking spaces are installed with electric vehicle charging points. Cabling could be installed in the remainder of the parking spaces to allow for additional charging points to be installed at a later stage.

Officer name: James Holland
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Officer Contact number:
SRT Number: 25/13246/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
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