

From: Mwanza, Chama (Environmental Health Officer)
<Chama.Mwanza@newport.gov.uk>
Sent: 04 September 2026 14:18:51 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: 26/0378

Hi Jacob

Please find below the comments on 26/0378.

Date: 03/09/2026

Location: Flat 2 31 Fields Road Newport South Wales NP20 5BP

Application Description: CHANGE OF USE OF THE UPPER FLOORS FROM A DWELLING TO A 6 NO. BEDROOM HMO INCLUDING ASSOCIATED WORKS

Planning reference number: 26/0378

Planning Case Officer:

I refer to the above application passed onto Environmental Protection for consultation. Having reviewed the supporting documentation, I confirm we have no objections in principle to the proposal. If permission is granted we propose the condition below:

Waste Storage and Recycling

There is a lack of information regarding the waste storage and recycling facilities that will be provided to serve the future development. Therefore, either additional information is required or the following condition is recommended; 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.

Noise Insulation

Prior to first occupation, a scheme of sound insulation works to the floor/ceiling/(party wall) structure between flats 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.

Construction Environmental Management Plan (CEMP)

A site-specific CEMP, outlining comprehensive dust suppression measures, vibration tracking, and a community liaison protocol, must be approved prior to site clearance.

Prior to the commencement of development, to include demolition, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration, dust and waste disposal resulting from the site preparation, groundwork and construction phases of the development.

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

Officer name:

Clementine Treloar
Officer Email: Clementine.Treloar@newport.gov.uk
Tel : 01633832881.
Unif Ref: 26/06756/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

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SYLWCH:Unrhyw wybodaeth dechnegol fanwl a roddir yn yr e-bost hwn byddwn yn ymdrechu eto i sicrhau bod y wybodaeth yn gywir ac yn gyfredol, nid ydym yn gyfrifol ac ni fyddwn yn atebol am unrhyw anghywirdebau a'u canlyniadau, gan gynnwys unrhyw golled sy'n deillio o ddibynnu ar y wybodaeth hon. Please NOTE: Any detailed technical information given in this email we will again endeavoured to ensure that the information is accurate and up to date, we are not responsible and will not be held liable for any inaccuracies and their consequences, including any loss arising from relying on this information.