

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

Sent: 18 September 2025 14:33

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

Subject: 25/0583 : R J Mason Transport Ltd

Date: As per email

Main Location: R J Mason Transport Ltd
Albany Street
Newport
South Wales
NP20 5NJ

Application Description: ERECTION OF BUILDING TO PROVIDE WELFARE FACILITY
AND CAFÉ AT GROUND FLOOR IN ASSOCIATION WITH LORRY
PARK AND STORAGE AT FIRST FLOOR
(RETROSPECTIVE)

Planning reference number: 25/0583

Planning case officer: Vicky Quinn

I refer to the above retrospective 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.

Fume Extraction

Fumes from the food preparation areas shall be mechanically extracted and the extraction system shall be provided with de-greasing and de-odorising filters. Details of the extraction equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority, and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food.

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

Fume Extraction – Maintenance

The extraction equipment shall be regularly maintained in order to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning authority.

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

Waste Management Plan

A waste management plan, detailing the means of disposal of all waste generated by the business, 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

Officer name: James Holland
Officer Email: james.holland@newport.gov.uk
Officer Contact number:
SRT Number: 25/10488/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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