

Cooke, Jacob (Senior Planning Officer)

From: Mwanza, Chama (Environmental Health Officer)
Sent: 21 October 2025 13:15
To: Cooke, Jacob (Senior Planning Officer)
Subject: 25/0827

Hi Jacob,

Pse find the EPT comments regarding the above application.

Date:
21.10.2025
Main Location:
Land Adjacent To
18 Ridgeway Hill
Newport
South Wales

Application Description:
PROPOSED ERECTION OF 2 NO. DORMER BUNGALOWS WITH
ASSOCIATED ON SITE PARKING AND GARDENS
(RESUBMISSION OF PLANNING APPLICATION 25/0161)
Planning reference number:
25/0827
Planning case officer:
Jacob Cooke

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

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

Construction Environmental Management Plan (CEMP).

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
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.

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

Advisory - Sound insulation

In relation to sound insulation between the proposed separate residential dwellings, I have not commented. I assume that Building Control will ensure that the Building Regulations, Approved Document E is applied.

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:

Chama Mwanza

Officer Email:

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Officer Contact number:

01633 839905

SRT Number:

25/12054/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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