

From: Holland, James (Principal Environmental Health Officer - Environmental Protection) <James.Holland@newport.gov.uk>
Sent: 02 April 2025 12:43:03 UTC+01:00
To: "Sanders, Francesca (Senior Planning Officer)" <Francesca.Sanders@newport.gov.uk>
Subject: RE: 25/0060

25/0060 | CHANGE OF USE FROM HOTEL TO HOSTEL | Roman Lodge Hotel Ponthir Road Newport South Wales NP18 3NY

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

Noise Assessment Required

The applicant will be required to submit a full noise assessment to demonstrate that the site is suitable for residential development; particular regard must be given to the layout and number of residential units on the proposed site. If the noise assessment indicates that noise from the development will impact residents, then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the local planning authority.

For your information I have copied our standard planning conditions below to show the requirements that the applicant's noise assessment will need to demonstrate can be met;

Road Traffic Noise Internal (Schemes of noise mitigation to be submitted)

Pursuant to the approval of the reserved matters relating to layout and appearance, a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 55 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 45 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 35 dBA Leq 16 hour during the day and 30 dBA Leq 8 hour at night.

The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be able to be effectively ventilated without opening windows.

No dwelling shall be occupied until the approved sound insulation, additional ventilation measures including purge ventilation and façade window mitigation have been installed to that property in accordance with the approved details. The approved measures shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of future occupiers are protected.

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

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.

Noise Insulation

Prior to first occupation, a scheme of sound insulation works to the floor/ceiling/party wall structures between the properties 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.

Glazing & Ventilation

Prior to first occupation, glazing and ventilation including acoustically insulated trickle vent specification 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.

Waste storage and Recycling

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:

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.

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

Cyngor Dinas Casnewydd / Newport City Council

Phone: 01633 839907

Email: james.holland@casnewydd.gov.uk / James.Holland@newport.gov.uk



Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg, yn y ddwy iaith, neu ieithoedd a fformatau eraill. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi / The Council welcomes correspondence in Welsh, English, both languages, or other languages and formats. We will respond to you according to your preference. Corresponding in Welsh will not lead to delay.

Os oes gwybodaeth personol yn yr e-bost hwn, mae wedi'i rannu gyda chi o dan Adran 115 o Ddeddf Trosedd ac Anhrefn 1998 at y diben penodol o leihau trosedd ac anhrefn. Os teimlwch fod angen rhannu'r wybodaeth hon, gwiriwch gyda Diogelwch Cymunedol ymlaen llaw / If this email contains personal information, it has been shared with you under Section 115 of the Crime and Disorder Act 1998 for the specific purpose of reducing crime and disorder. If you feel this information needs to be shared, please check with Community Safety beforehand.

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Sent: 02 April 2025 10:32

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

Subject: 25/0060

Hi James,

Would it be possible to advise if you have any comments to make in respect of the above application?

Thanks

Kind regards

Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Civic Centre
Godfrey Road
Newport NP20 4UR
Tel/Ffôn 01633 831694
francesca.sanders@newport.gov.uk

Please Note: I am currently working from home and may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all enquiries by email unless alternative arrangements such as a call via Microsoft Teams are mutually agreed.

When submitting documents by email that are large or those that may contain macros such as Excel type files, it is advised that the sender should check separately with the case officer that the file has been received and not blocked by the Council's automated IT security systems.

Wrth gyflwyno dogfennau dros e-bost sy'n fawr neu'r rheiny a all gynnwys macros, megis ffeiliau Excel, argymhellir i'r anfonwr gysylltu â'r swyddog achos i sicrhau fod y ffeil wedi'i dderbyn ac heb gael ei flocio gan systemau diogelwch TG awtomataidd y Cyngor