

From: Mwanza, Chama (Environmental Health Officer)
<Chama.Mwanza@newport.gov.uk>
Sent: 20 August 2026 09:55
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Subject: RE: 26/0558

Hi Vicky,

Please find below comments on 26/0558.

Date: 18/08/2026
Location: 46 Corporation Road Newport NP19 0AW
Application Description: CHANGE OF USE FROM 4 BEDROOM DWELLING (C3)
TO 8 BEDROOM HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS)
Application reference number: 26/0558
Planning Case Officer: Vicky Quinn

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 conditions below to be attached:

Tan 11 Assessment

As the application seeks change of use from a 4-bed dwelling to an HMO, the developer should note that Corporation Road is a busy, arterial route connecting towards the city centre and local amenities. Consideration should be given to noise emitting from traffic and its effects on the enjoyment of use for the end user.

We therefore recommend a noise assessment is undertaken to assess which Noise Exposure Category (or Categories) the proposed site falls within as provided in Planning Guidance Wales 'Technical Advice Note (Wales) 11 :Noise '. we suggest that the whole site should be considered in the assessment, but particular regard must be given to the rooms closest facing the station . The report should provide appropriate recommendations based on the Noise Exposure Categories determined.

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

Waste Storage and Recycling

Information regarding waste storage has been provided, looking at the application history, we see that on the previous application 25/0611 recommendations for the bin sizes were made by the Waste manager, we therefore recommend these are

adhered to and therefore recommend the condition below be included.
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

Officer name: Clementine Treloar
Officer Email: Clementine.Treloar@newport.gov.uk
Officer Contact number: 01633832881
Unif ref 26/08573/ABRPFA.

Cofion gorau / Kind regards,

Chama Mwanza MCIEH

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Tîm Diogelu'r Amgylchedd / Environmental Protection Team
Gwarchod y Gymuned / Community Protection
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