

**Date:** 25 March 2025

**Main Location:** The Hollies, Garden Cottage  
Pentre-Poeth Road  
Newport  
NP10 8RT

**Application Description:** REPLACEMENT OF EXISTING SUBSTANDARD DWELLING WITH A NEW, HIGH-QUALITY FAMILY HOME DESIGNED TO MEET MODERN LIVING STANDARDS

**Planning reference number:** 24/1032

**Planning case officer:** Jacob Cooke

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

The proposal involves the replacement of existing substandard dwelling. The development does not sit within an air quality management area (AQMA), however, in view of the going air quality action planning across Newport which seeks new development to contribute to reducing emissions and make a positive contribution towards ongoing air quality improvements in the locality e.g. low carbon heating EV infrastructure, green infrastructure, photovoltaics, we therefore suggest that the developer seek ways in which to improve air quality within the vicinity.

### **conditions**

#### **Low carbon heating**

A low carbon heating strategy and associated system has been submitted to the LPA. The sustainable heating system shall be implemented prior to occupation of the development and retained thereafter.

**Reason:** *To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2).*

#### **ULEV Infrastructure condition**

No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained. ULEV

Infrastructure shall be available to staff during the construction phase in so far as this is reasonably practicable.

**Reason:** *To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)*

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