

From: [Manning, Steve \(Senior Scientific Officer\)](#)
To: [Sanders, Francesca \(Senior Planning Officer\)](#)
Cc: [NCC - Planning](#)
Subject: RE: Planning Consultation Request for case ref: 25/0325
Date: 03 June 2025 16:13:44
Attachments: [image001.png](#)

Hi Francesca

We have looked at the above application and make the following comments:

Air Quality

The site associated with above is situated between the M4 and Magor Road and as such air quality is of concern in relation to this application.

The LPA should seek reassurance that there will not be unacceptable exposures for the future users of the proposed development.

In view of the above the following conditions are warranted:

Air Quality Assessment

An air quality assessment in accordance with current guidance and Newport City Council supplementary planning guidance must be undertaken for the development and a report detailing the findings submitted to the LPA.

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)

Low carbon heating/Photovoltaics

No development shall take place until a low carbon heating/photovoltaic strategy 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)

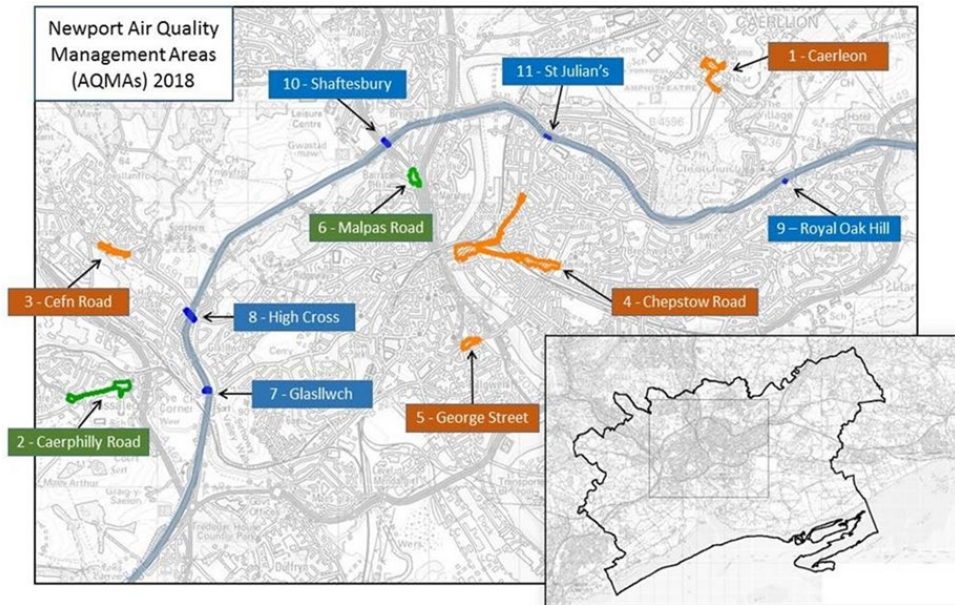
Anti Idling condition

Prior to commencement of the use hereby permitted an anti-idling scheme aimed at all vehicles using the site shall be submitted to the LPA for approval and thereafter be permanently retained.

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)

Construction Routing Condition

A construction routing plan shall be provided to the LPA which demonstrates how the routing of traffic during the construction phase will avoid non-M4 air quality management areas as detailed on the map below:



The plan shall be submitted to the LPA for approval prior to commencement of construction and retained throughout the construction period. Where any departure from the plan is required the LPA must be consulted prior to any changes.

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)

Cofion gorau / Kind regards,

Steve

Steve Manning MSc CEnvH MCIEH
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-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>
 Sent: 29 May 2025 10:48
 To: Manning, Steve (Senior Scientific Officer) <Steve.Manning@newport.gov.uk>
 Subject: Planning Consultation Request for case ref: 25/0325

Dear Steve Manning

Please find attached correspondence from Newport Council with regards to the above planning application submitted on 30 April 2025.

Your sincerely

