

I have no major concerns about the proposed conversion however the applicant will need to consider what the barn has had in it historically and how this may affect any unforeseen contamination e.g. fuel residues, pesticide or herbicide residues that may be associated with former storage.

In view of this I would suggest the applicant provides a desk study which confirms the former uses of the barn in order to reassure the LPA about any potential for contamination that may affect a residential use and its occupants.

The following conditions are recommended:

1. *Land Contamination*

An appropriate Desk-Study of the site has been carried out that confirms the former uses of the barn and any potential areas of contamination e.g. former fuel or agrochemical storage. The study shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.*

2. *Land Contamination – Unforeseen*

Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.*

Kind Regards

Steve

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