

From: Wescott, Thomas (Senior Scientific Officer)

<Thomas.Wescott@newport.gov.uk>

Sent: 23 July 2025 13:05

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Cc: NCC - Planning <Planning@newport.gov.uk>; Manning, Steve (Senior Scientific Officer) <Steve.Manning@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0075

Dear Vicky,

I have no comments in respect of the above application in terms of contaminated land.

In terms of air quality in respect of the above application I recommend the following planning conditions:

-Low carbon heating/photovoltaics condition:

No development shall take place until details of a low emission / low carbon heating system has been submitted to the LPA. This could include a carefully selected ultra-low / low emission boiler potentially supplemented with roof top photovoltaic panels or a suitably installed air source heat pump. Careful consideration and potential improvements to the existing insulation may also be required. 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).

- Access to Active Travel transport condition:

No development shall commence on site until suitable cycle storage provision has been agreed with the LPA. The garage at the rear of the property is likely to be the most suitable location for this.

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 Condition:

No development shall commence on site until details of Ultra Low Energy Vehicle infrastructure (within the proposed garage) has been submitted to the LPA. The

scheme must be approved by the LPA prior to implementation and thereafter be permanently retained. This recommendation is made on the basis that Highways support / have no objections to the garage being used for parking purposes. If this is not the case, then this condition would not be required.

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,

Thomas Wescott BSc AMIEnvSc MIAQM

Uwch Swyddog Gwyddonol / Senior Scientific 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

(Rhif Ffôn /Tel No: 01633 631729

* E-bost/Email: Thomas.Wescott@newport.gov.uk

8 Gwefan/Website: www.casnewydd.gov.uk / www.newport.gov.uk

Please note my typical working days are Monday Mornings, Tuesdays and Wednesdays