

## **Cooke, Jacob (Senior Planning Officer)**

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**From:** NCC - Air Quality  
**Sent:** 04 November 2025 16:10  
**To:** Cooke, Jacob (Senior Planning Officer)  
**Cc:** NCC - Planning; Manning, Steve (Senior Scientific Officer)  
**Subject:** RE: Planning Consultation Request for case ref: 25/0472

Dear Jacob,

I have no comments regarding contaminated land in respect of the below planning application.

In terms of air quality, I recommend the following planning conditions:

**-Low Carbon Heating/Photovoltaics Condition:**

No development shall take place until details of a lower emission / low carbon heating system has been submitted to the LPA. Considerations to include are an ultra-low emission boiler, air source or ground source heat pump, roof top photovoltaic panels and the insulation types. The sustainable heating system shall be implemented prior to occupation of the development and retained thereafter. 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.

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).

Kind regards / Cofion gorau,

**Thomas Wescott BSc AMIEnvSc MIAQM**

Senior Scientific Officer / Uwch Swyddog Gwyddonol  
Environmental Protection Team / Tîm Diogelu'r Amgylchedd  
Environment & Public Protection / Amgylchedd a Diogelu'r Cyhoedd  
Newport City Council / Cyngor Dinas Casnewydd  
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**Please note my typical working days are Monday Mornings, Tuesdays and Wednesdays**



Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg, yn y ddwy iaith, neu ieithoedd a fformatau eraill. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi. The Council welcomes correspondence in Welsh, English, both languages, or other languages and formats. We will respond to you according to your preference. Corresponding in Welsh will not lead to delay.

SYLWCH: Unrhyw wybodaeth dechnegol fanwl a roddir yn yr e-bost hwn byddwn yn ymdrechu eto i sicrhau bod y wybodaeth yn gywir ac yn gyfredol, nid ydym yn gyfrifol ac ni fyddwn yn atebol am unrhyw anghywirdebau a'u canlyniadau, gan gynnwys unrhyw golled sy'n deillio o ddibynnu ar y wybodaeth hon. Please NOTE: Any detailed technical information given in this email we will endeavour to ensure that the information is accurate and up to date, we are not responsible and will not be held liable for any inaccuracies and their consequences, including any loss arising from relying on this information.

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 04 August 2025 10:54

To: NCC - Air Quality <Air.Quality@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/0472

Dear Environmental Protection

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0472

Address: 133 Stow Hill Newport NP20 4FZ

Proposal: CHANGE OF USE OF FIRST AND SECOND FLOORS OF BUILDING FROM SINGLE MAISONETTE TO 2 NO. FLATS

submitted on 11 June 2025.

Link to Newport Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0472&data=05%7C02%7CAir.Quality%40newport.gov.uk%7C1c7dd3b2d33443b46a8008ddd33cd2de%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638898980526694986%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilskFOljoiTWFpbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=y4R%2BYv3vF4UqnikFq22vul2uovK9bREMBLkXYLflTac%3D&reserved=0>

Your sincerely

Development Management