

17/06/2025

Dear Marnie,

I would like to comment in respect of the above application in regard to air quality as follows:

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. 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 within the rear garden 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)

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

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