

Date: 31 March 2025

Main Location: 15 Ridgeway
Newport
NP20 5AF

Application Description: PROPOSED DEVELOPMENT TO CREATE 2NO. DETACHED DWELLINGS WITH DETACHED DOUBLE GARAGES AND ASSOCIATED PARKING

Planning reference number: 24/1034

Planning case officer: Catherine Aldous

I refer to the above application passed to the Environmental Protection Team for comment.

The proposal involves the replacement of existing substandard dwelling. The development does not sit within an air quality management area (AQMA), however, in view of the going air quality action planning across Newport which seeks new development to contribute to reducing emissions and make a positive contribution towards ongoing air quality improvements in the locality e.g. low carbon heating EV infrastructure, green infrastructure, photovoltaics, we therefore suggest that the developer seek ways in which to improve air quality within the vicinity.

conditions

Low carbon heating

A low carbon heating strategy and associated system 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).*

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)*

Contaminated land

As a minimum requirement for such a development a desk study will need to be undertaken which confirms the extent to which the grounds might be contaminated ground conditions.

In view of the above the following *conditions are considered relevant:*

Conditions

No development, (other than demolition) shall commence until:

- a) An appropriate Desk-Study of the site has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the Local Planning Authority.
- b) If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to (BS10175/2011), containing the results of any intrusive investigation, shall be submitted and approved in writing by the Local Planning Authority.
- c) Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, a Remediation Strategy, including Method statement and full Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority.

No part of the development hereby permitted shall be occupied until:

- d) Following remediation a Completion/Verification Report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority.
- e) Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the Local Planning Authority and the revised strategy shall be fully implemented prior to further works continuing.

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.*

Officer name: Clementine Treolar
Officer Email: Clementine.treolar@newport.gov.uk
Officer Contact number: 01633 656656