

**From:** Clementine, Treloar <Clementine.Treloar@newport.gov.uk>  
**Sent:** 10 February 2025 10:22:42 UTC+00:00  
**To:** "Brinkworth, Emma (Planning Officer)" <Emma.Brinkworth@newport.gov.uk>  
**Cc:** "NCC - Air Quality" <Air.Quality@newport.gov.uk>  
**Subject:** Planning App 24/0992

Dear Emma,

### **Contaminated Land**

After reviewing the submitted application, and considering its previous and intended use, I would recommend that the developer submit at least a Phase 1 Contaminated Land Assessment as a minimum requirement.

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

### **Contamination**

*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.

### **Air quality**

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It is noted within the Planning Statement that provision for future capability of electric vehicle charging points is incorporated as part of the proposals and that this can be secured via condition. To this end a condition is recommended.

Other opportunities to contribute to a reduction in emissions to air exist where low carbon heating systems are used and this should be encouraged at the development should it be permitted. The condition below is recommended accordingly.

Active travel and zero emission transport opportunities exist through new development by way of providing links to existing and new infrastructure. This should be explored wherever possible at development in this locality given the above considerations. A condition is recommend below.

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Whilst the site is not within an air quality management area (AQMA), the traffic it will generate will cause accumulation in the nearby AQMAs. In view of this and the ongoing air quality action planning across Newport which seeks new development to contribute to reducing emissions the following conditions are recommended:

#### **Conditions:**

##### ***Low carbon heating***

*No development shall take place until 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)*

##### ***Anti Idling condition***

*Prior to commencement of the use hereby permitted an anti-idling scheme aimed at all vehicles using the site shall be submitted to the LPA for approval and thereafter be permanently retained.*

**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 and low/zero emission public transport***

*No development shall commence on site until a scheme of active travel measures including but not limited to walking, cycling infrastructure and access to low/zero emission bus services 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)*

Cofion gorau / Kind regards,

**Clementine Treloar**

Swyddog Iechyd yr Amgylchedd / Environmental Health 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

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