

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

Sent: 18 November 2025 10:19

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: 25/0589

Dear Vicky,

In terms of air quality in respect of the below application I strongly 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 air source or ground source heat pumps, roof top photovoltaic panels, and the insulation types. The sustainable heating systems 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 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.

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).

-Green Infrastructure Condition:

No development shall commence on site until a scheme of Green Infrastructure, including but not limited to street scene and landscaped areas, has been submitted which identifies planting of species which are known to be beneficial to air quality (**please see attached guidance**). The scheme must be approved by the LPA prior to implementation 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).

-Construction Traffic Routing Condition:

As part of a Construction Environmental Management Plan (CEMP), a construction traffic routing plan that considers potential impacts on relevant sensitive receptors near the application site should be produced and submitted to 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 will come back in due course regarding contaminated land conditions once I have discussed with my colleague.

Kind regards / Cofion gorau,

Thomas Wescott BSc AMIEnvSc MIAQM

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



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