

From: NCC - Air Quality <Air.Quality@newport.gov.uk>
Sent: 18 November 2025 10:51
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 contaminated land in respect of the below application I strongly recommend the following planning conditions:

-Unforeseen Contamination Condition:

Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

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.

-Bunded Compound Condition:

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund. Details confirming this should be submitted to and approved in writing by the Local Planning Authority.

-Radon Protection Condition:

The site is located in a radon risk class 4 area therefore basic radon protection measures should be installed within each dwelling at the proposed development. The details confirming this should be submitted to and approved in writing by the Local Planning Authority.

Kind regards / Cofion gorau,

Thomas Wescott BSc AMIEnvSc MIAQM

Senior Scientific Officer / Uwch Swyddog Gwyddonol
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Please note my typical working days are Monday Mornings, Tuesdays and Wednesdays

