

Brinkworth, Emma (Planning Officer)

From: Wescott, Thomas
Sent: 17 June 2025 15:13
To: Brinkworth, Emma (Planning Officer)
Cc: NCC - Planning; Manning, Steve (Senior Scientific Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0381

Dear Emma,

I note that this development is located adjacent to the George Street AQMA and is near to the busy junction of Commercial Road and George Street. However, as this is a minor development with the proposed residential uses set back from the roadside (behind the commercial spaces) a detailed air quality assessment has not been requested. However, I would like to comment in respect of the above application (in terms of air quality) as follows:

Low carbon heating/photovoltaics condition

No development shall take place until a low carbon heating system potentially including photovoltaic roof panels 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)

I have no comments in respect of 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
(Rhif Ffôn /Tel No: 01633 631729

* E-bost/Email: Thomas.Wescott@newport.gov.uk

8 Gwefan/Website: www.casnewydd.gov.uk / www.newport.gov.uk



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