

From: Manning, Steve (Senior Scientific Officer) <Steve.Manning@newport.gov.uk>

Sent: 09 June 2025 10:19

To: Hawkins, Grant (Senior Planning Officer) <Grant.Hawkins@newport.gov.uk>;

NCC - Environmental Health <environmental.health@newport.gov.uk>

Cc: Wescott, Thomas <Thomas.Wescott@newport.gov.uk>

Subject: RE: 25/0220 - Traston Lane

Morning Grant

I would like to comment in respect of the above application as follows:

Air Quality

Whilst the above proposed development is not within a current air quality management area it is close to the heavily trafficked A48 Spytty Road and as such new development and conventional car ownership would contribute to traffic emissions in the locality.

All new residential development should promote ultra-low vehicle (ULEV) ownership through provision of infrastructure for charging and ideally place covenants on new residential dwellings that require ULEV. There are also opportunities through new development to incorporate low carbon heating and photovoltaics. Provision of any additional green infrastructure for new dwellings must contain species of plants which are air quality positive (see attached paper). Anti idling schemes are sought for construction sites such that vehicles attending and using the site do not cause excessive emissions. It is sometimes the case that new development does not have easy access to public bus services and as such we would encourage the provision of a bus stop so that routes could take in this development.

In view of the above the following conditions are recommended:

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)*

Low carbon heating/photovoltaics condition

No development shall take place until a low carbon heating/photovoltaics 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)

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 plantings which use species which are known to be beneficial to air quality. 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)

Anti Idling condition

Prior to commencement of the use hereby permitted an anti-idling scheme aimed at all vehicles using the site during construction and operation 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 condition

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,

Steve

Steve Manning MSc CEnvH MCIEH

Senior Scientific Officer

Amgylchedd a Diogelu'r Cyhoedd / Environmental Protection Team

Cyngor Dinas Casnewydd / Newport City Council

Civic Centre

Godfrey Road

Newport NP20 4UR

Tel 01633839908

steve.manning@newport.gov.uk