

From: Manning, Steve (Senior Scientific Officer) <Steve.Manning@newport.gov.uk>
Sent: 04 June 2025 16:11:18 UTC+01:00
To: "Hawkins, Grant (Senior Planning Officer)" <Grant.Hawkins@newport.gov.uk>
Cc: "NCC - Planning" <Planning@newport.gov.uk>
Subject: 25/0425 - 140 Caerleon Road, Newport

Afternoon Grant

I have looked at the above application and would like to make the following comments in respect fo air quality.

It is noted that an AQA has been undertaken which is supported. The proposed site in continuity with the Caerleon Road and Chepstow Road AQMA and as such matters relating to air quality and making an active contribution towards reducing emissions is paramount.

The councils current Air Quality Action Plan identifies thematic areas which includes measures can be taken to reduce emissions through the opportunities presented to new development. Notwithstanding the findings of the AQA the following conditions are recommended in order to ensure that this new development makes an active contribution towards reducing emissions in the locality during construction and beyond.

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/phtovoltaics 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)*

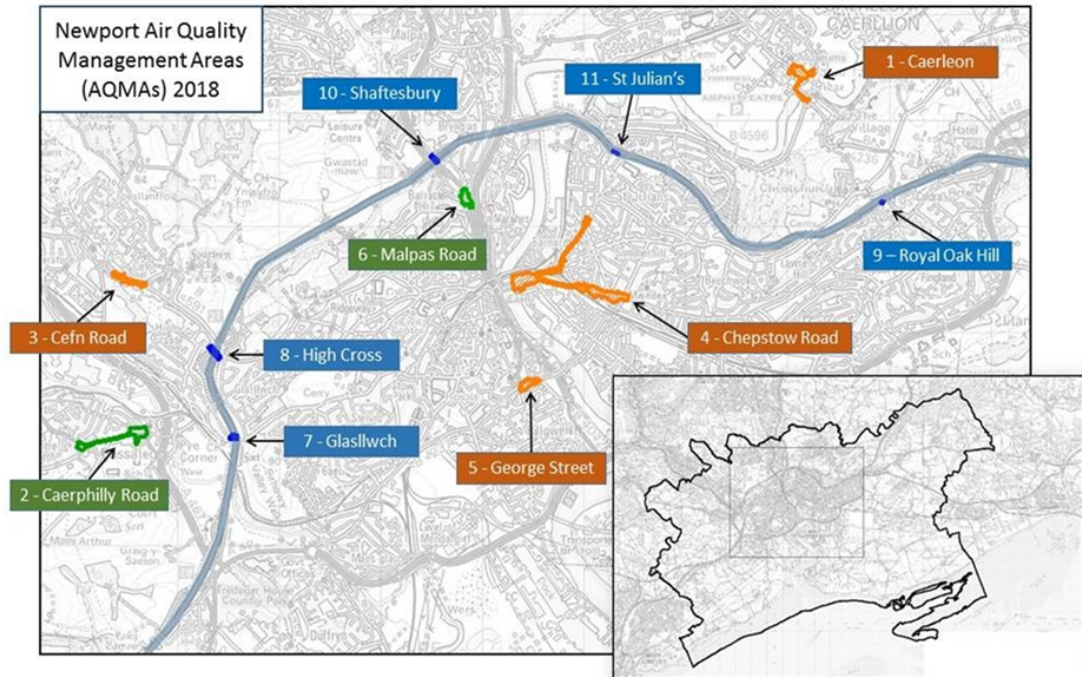
Anti Idling condition

Prior to commencement of the use hereby permitted an anti-idling scheme aimed at all vehicles using the site 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)

Construction Routing Condition

A construction routing plan shall be provided to the LPA which demonstrates how the routing of traffic during the construction phase will avoid non-M4 air quality management areas as detailed on the map below:



The plan shall be submitted to the LPA for approval prior to commencement of construction and retained throughout the construction period. Where any departure from the plan is required the LPA must be consulted prior to any changes.

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

