

From: Clementine, Treloar <Clementine.Treloar@newport.gov.uk>
Sent: 22 January 2025 14:00:39 UTC+00:00
To: "Sanders, Francesca (Senior Planning Officer)"
<Francesca.Sanders@newport.gov.uk>
Cc: "Manning, Steve (Senior Scientific Officer)" <Steve.Manning@newport.gov.uk>
Subject: 24/0827

Afternoon Francesca,

In expansion to our previous response dated 11 December 24 please see comments below:

Air quality

I have reviewed the submissions in relation to the above application. Given the history of community concerns regarding air quality and traffic in Caerleon, as well as the presence of its designated Air Quality Management Area (AQMA), it is challenging to support proposals for additional residential development. The traffic generated by the proposed development would be more acceptable if it could be assured that it would be limited to ultra-low emission vehicles.

The proposal seems to have parking spaces for three vehicles. Planning Statement notes that provisions for the future installation of electric vehicle charging points are included in the proposals, and that this can be secured via condition. In light of this, a condition is recommended.

During any construction phase, where development occurs, a routing plan should be implemented to ensure that construction traffic avoids passing through the AQMA in Caerleon wherever possible. As such, a condition is also recommended in this regard.

Additionally, there are further opportunities to reduce emissions through the use of low-carbon heating systems. It is recommended that this be encouraged should the development proceed. A condition is proposed accordingly.

Active travel and zero emission transport opportunities exist through new development by way of providing links to existing and new infrastructure. This should be explored wherever possible at development in this locality given the above considerations. A condition is recommend below.

The following conditions are proposed accordingly to the above statements:

Conditions:

ULEV Infrastructure

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)

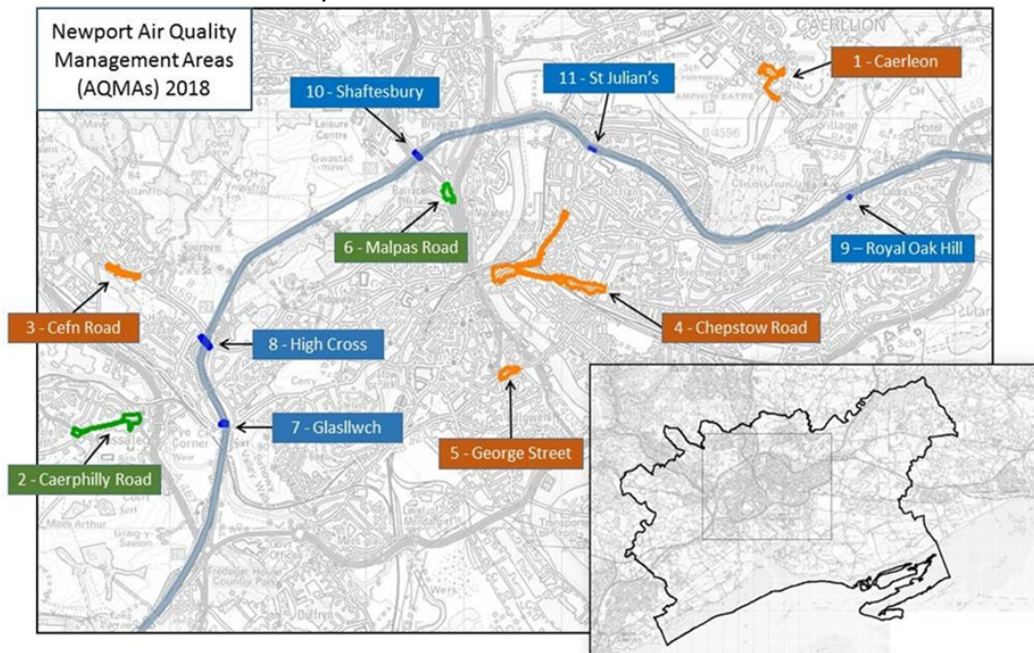
Low carbon heating

No development shall take place until a low carbon heating 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)

Construction Routing

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)

Access to Active Travel and low/zero emission public transport

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)*

Contaminated land

As a minimum requirement for such a development a desk study will need to be undertaken which confirms the extent to which the grounds might be contaminated ground conditions.

In view of the above the following conditions are considered relevant:

Conditions

No development, (other than demolition) shall commence until:

- a) *An appropriate Desk-Study of the site has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the Local Planning Authority.*

- b) *If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to (BS10175/2011), containing the results of any intrusive investigation, shall be submitted and approved in writing by the Local Planning Authority.*

- c) *Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, a Remediation Strategy, including Method statement and full Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority.*

No part of the development hereby permitted shall be occupied until:

- d) *Following remediation a Completion/Verification Report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority.*

- e) *Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to*

and approved in writing by the Local Planning Authority and the revised strategy shall be fully implemented prior to further works continuing.

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.*

Cofion gorau / Kind regards,

Clementine Treloar

Swyddog Iechyd yr Amgylchedd / Environmental Health Officer

Tîm Diogelu'r Amgylchedd / Environmental Protection Team

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