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Sent: 17 February 2025 16:01:57 UTC+00:00
To: "Ostler, Marnie (Planning Officer)" <Marnie.Ostler@Newport.gov.uk>
Cc: "NCC - Air Quality" <Air.Quality@newport.gov.uk>
Subject: Planning app 25/0030

Afternoon Marnie,

Air quality

I have reviewed the submissions in relation to the above application. The development shows that there is no availability for off street parking and that the use of on street parking will be made use of.

Active travel and zero emission transport opportunities should exist through new development by way of providing links to existing and new infrastructure. Whilst the site is not within an air quality management area (AQMA), the traffic it will generate will be accumulative. In view of this and the ongoing air quality action planning across Newport which seeks new development to contribute to reducing emissions the following conditions are recommended: 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. The following conditions are proposed accordingly to the above statements:

Conditions:

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)*

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)*

Cofion gorau / Kind regards,

Clementine Treloar

Swyddog Iechyd yr Amgylchedd / Environmental Health Officer
Tîm Diogelu'r Amgylchedd / Environmental Protection Team

Gwarchod y Gymuned / Community Protection
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