

From: NCC - Air Quality <Air.Quality@newport.gov.uk>
Sent: 04 November 2025 10:39:56 UTC+00:00
To: "Foote, Adam (West Area Manager)" <Adam.Foote@newport.gov.uk>
Cc: "NCC - Planning" <Planning@newport.gov.uk>; "Manning, Steve (Senior Scientific Officer)" <Steve.Manning@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/0375
Attachments: Kumar et al. 2019_GI Pollution Abatement.pdf

Dear Adam,

In terms of air quality in respect of the below application I note that a short air quality assessment has been completed by Kalaco Environmental Consulting. The following planning conditions are strongly recommended:

-Low Carbon Heating/Photovoltaics Condition:

No development shall take place until details of a lower emission / low carbon heating system has been submitted to the LPA. Considerations to include air source or ground source heat pumps, roof top photovoltaic panels, and the insulation types. The sustainable heating systems 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).

-ULEV 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.

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 Transport Condition:

No development shall commence on site until suitable cycle storage provision 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).

-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 planting of species which are known to be beneficial to air quality (guidance attached). 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).

-Construction Traffic Routing Condition:

As part of a Construction Environmental Management Plan (CEMP), a construction traffic routing plan that considers potential impacts on relevant sensitive receptors and the George Street Air Quality Management Area (AQMA) to the north-east of the application site should be produced and submitted to 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).

In terms of contaminated land, I will follow up with further comments once I have had the opportunity to discuss the application with my colleague.

Kind regards / Cofion gorau,

Thomas Wescott BSc AMIEnvSc MIAQM

Senior Scientific Officer / Uwch Swyddog Gwyddonol

Environmental Protection Team / Tîm Diogelu'r Amgylchedd

Environment & Public Protection / Amgylchedd a Diogelu'r Cyhoedd

Newport City Council / Cyngor Dinas Casnewydd

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Please note my typical working days are Monday Mornings, Tuesdays and Wednesdays



Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg, yn y ddwy iaith, neu ieithoedd a fformatau eraill. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi. The Council welcomes correspondence in Welsh, English, both languages, or other languages and formats. We will respond to you according to your preference. Corresponding in Welsh will not lead to delay.

SYLWCH: Unrhyw wybodaeth dechnegol fanwl a roddir yn yr e-bost hwn byddwn yn ymdrechu eto i sicrhau bod y wybodaeth yn gywir ac yn gyfredol, nid ydym yn gyfrifol ac ni fyddwn yn atebol am unrhyw anghywirdebau a'u canlyniadau, gan gynnwys unrhyw golled sy'n deillio o ddibynnu ar y wybodaeth hon. Please NOTE: Any detailed technical information given in this email we will endeavour to ensure that the information is accurate and up to date, we are not responsible and will not be held liable for any inaccuracies and their consequences, including any loss arising from relying on this information.

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 14 August 2025 12:34

To: NCC - Air Quality <Air.Quality@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/0375

Dear Environmental Protection

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0375

Address: Land Formerly Known As Whitehead Works Mendalgief Road Newport South Wales

Proposal: ERECTION OF A 66NO. BEDROOM CARE HOME (USE CLASS C2) FOR OLDER PEOPLE WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND ANCILLARY BUILDINGS

submitted on 16 May 2025.

View details of 25/0375 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0375&data=05%7C02%7CAir.Quality%40newport.gov.uk%7Cbb19457255a54ea7613e08dddb266ec9%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638907680461092970%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFrpbGlzIdUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=JEWKd0QQOYVCAeWbtf1MTkGR8Twn60KbAirz8zuQNwl%3D&reserved=0>

Your sincerely
Development Management