

From: NCC - Air Quality <Air.Quality@newport.gov.uk>
Sent: 04 August 2026 16:06
To: Ostler, Marnie (Planning Officer) <Marnie.Ostler@Newport.gov.uk>
Cc: NCC - Planning <Planning@newport.gov.uk>;
Subject: RE: Planning Consultation Request for case ref: 26/0459

Dear Marnie,

In terms of air quality in respect of the below planning application, I recommend the following planning conditions be applied:

- Ultra-low emission vehicle infrastructure: No development shall commence on site until a scheme of ultra-low emission vehicle (ULEV) infrastructure within the parking provision has been submitted to the local planning authority (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 storage: No development shall commence on site until suitable cycle storage provision has been agreed with the local planning authority (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).

- Sustainable energy / heating systems: No development shall commence on site until a scheme of sustainable energy / heating systems has been submitted to the local planning authority (LPA). Considerations should include the quality of building insulation, suitability of air source / ground source heat pump or ultra-low emission boiler installation and PV panel fitting. 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).

In terms of contaminated land in respect of the below application, I recommend the following planning condition be applied:

-Unforeseen land contamination: Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority (LPA) as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the LPA, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the LPA.

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.

Kind regards / Cofion gorau,

Thomas Wescott BSc AMIEnvSc MIAQM
Senior Scientific Officer / Uwch Swyddog Gwyddonol