

Brinkworth, Emma (Planning Officer)

From: NCC - Air Quality
Sent: 27 August 2025 10:50
To: Brinkworth, Emma (Planning Officer)
Cc: NCC - Planning; Manning, Steve (Senior Scientific Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0231

Dear Emma,

I have no comments regarding contaminated land in respect of the below planning application.

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

- 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).

-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 are a low / ultra-low emission boiler, air source or ground source heat pump, roof top photovoltaic panels and may require improvements to the existing insulation. 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).

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
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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: 31 March 2025 09:13

To: Manning, Steve (Senior Scientific Officer) <Steve.Manning@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/0231

Dear Steve Manning

Please find attached correspondence from Newport Council with regards to the above planning application submitted on 23 March 2025.

Your sincerely

Development Management