

Aldous, Catherine (Senior Planning Officer)

From: NCC - Air Quality
Sent: 29 June 2026 13:35
To: Aldous, Catherine (Senior Planning Officer)
Cc: NCC - Planning; Manning, Steve (Senior Scientific Officer)
Subject: RE: Planning Consultation Request for case ref: 26/0352

Dear Catherine,

In terms of air quality, I have no comments in respect of the below planning application.

In terms of contaminated land in respect of the below application, it is unclear whether any earthworks will occur as part of the application. If these works are expected 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

Environmental Protection Team / Tîm Diogelu'r Amgylchedd

Environment & Public Protection / Amgylchedd a Diogelu'r Cyhoedd

Newport City Council / Cyngor Dinas Casnewydd

Tel No / Rhif Ffôn: 01633 631729

Email / * E-bost: Thomas.Wescott@newport.gov.uk

Website / Gwefan: www.newport.gov.uk / www.casnewydd.gov.uk

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: 12 May 2026 12:56

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

Subject: Planning Consultation Request for case ref: 26/0352

Dear Environmental Protection

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

App Number: 26/0352

Address: Plough House Druidstone Road Old St Mellons Cardiff CF3 6XD

Proposal: REPLACEMENT DWELLING IN THE COUNTRYSIDE COMPRISING A HIGH QUALITY, LOW CARBON HOME WITH ASSOCIATED LANDSCAPING

submitted on 6 May 2026.

View details of 26/0352 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0352&data=05%7C02%7CAir.Quality%40newport.gov.uk%7C96393292b35b441d81ca08deb01d5f67%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639141838207076484%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFPbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Di2haNsf5NfHvXmkDSWDId441Pc4Jmr70F%2FrEbhO39k%3D&reserved=0>

Your sincerely

Development Management