

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

Sent: 14 July 2026 15:16

To: Hawkins, Grant (Principal Planning Officer) <Grant.Hawkins@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: 26/0410

Dear Grant,

I have no comments in regard to air quality in respect of the below planning application.

In terms of contaminated land, I have no major concerns. However, I note that in the Ground Investigation Report a ground gas characteristic situation 2 (CS2) risk was determined due to measured methane levels. This will require gas protection remediation measures in line with the requirements of BS8485:2015+A1:2019, although extended continuous gas monitoring may determine a different risk level with different or no measures required. These requirements should be satisfied by parts **C**, **D**, **E** and **F** of our standard contaminated land planning condition:

-Land Contamination: No development, (other than demolition) shall commence until:

a) An appropriate Desk-Study of the site has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the local planning authority (LPA).

b) If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to (BS10175/2011), containing the results of any intrusive investigation, shall be submitted and approved in writing by the LPA.

c) Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, a Remediation Strategy, including Method statement and full Risk Assessment shall be submitted to and approved in writing by the LPA.

No part of the development hereby permitted shall be occupied until:

d) Following remediation 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.

e) Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the LPA and the revised strategy shall be fully implemented prior to further works continuing.

f) If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the LPA and approved in writing for all the relevant stages in the development process, until all the remediation objectives in that scheme have been achieved. All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

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.

I note that a similar planning condition was recommend by NRW to deal with potential contamination risks to controlled waters and therefore their requirements can also be included within the final condition wording.

Kind regards / Cofion gorau,

Thomas Wescott BSc AMIEnvSc MIAQM

Senior Scientific Officer / Uwch Swyddog Gwyddonol

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

