

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

Sent: 07 July 2026 12:02

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: 26/0185

Dear Grant,

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

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