

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

Sent: 14 October 2025 15:19

To: Hawkins, Grant (Senior Planning Officer) <Grant.Hawkins@newport.gov.uk>

Cc: Manning, Steve (Senior Scientific Officer) <Steve.Manning@newport.gov.uk>;
NCC - Planning <Planning@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0767

Dear Grant,

I note that this application relates to the discharge of a planning condition regarding contaminated land. Therefore, I have no comments in respect of air quality.

I also note that the Proposed Development description as outlined in this application differs from that included in Outline Remediation Strategy Report.

The application description states: "PARTIAL DISCHARGE OF CONDITION 8 (GROUND CONTAMINATION) (PART C ONLY) OF 18/1181 OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES AND 1700 SQUARE METRES OF A1/A2/A3 FLOORSFACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE"

The report description states: "The proposed scheme includes the demolition of an existing retail development, followed by the construction of several mixed-use retail/apartment blocks (referenced Block A to E, Block R1 to R3) and 42 No. residential dwellings (referenced Plot 1 to 42).".

It is unclear whether the report description refers to the same proposal or a smaller proposal however as a precautionary approach the original red line boundary and development scope has been accounted for in the below comments.

An Outline Remediation Strategy Report prepared by Integral Geotechnique has been submitted in relation to Condition 8 C. This report has been reviewed, and the following comments have been provided:

-On face value the validation methodology and clean cover solutions look fine.

-It is noted that the ground gas concern is stated as CS2, although no further details have been provided regarding the specifics of this and how it was determined and what gas protection measures are intended to be implemented. We are unable to support discharge of this condition until the relevant details are provided to the LPA.

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