

From: Peter Mackintosh (Senior Scientific Officer)

Sent: 24 May 2018 11:44

To: Geraint Roberts (Principal Planning Officer)

Subject: 18/0293 – Land to South of Glan Usk Primary School – Herbert Road, Newport - Development of 206No. Residential Units

18/0293 – Land to South of Glan Usk Primary School – Herbert Road, Newport

Having reviewed the above application I have the following comments to make:

Air Quality

The air quality report provided to justify this application has short comings (for example the model is on the upper limit of acceptable verification (25%) as outlined in the Technical Guidance TG16). However, I am aware this application is similar in size and scale to what has already been permitted for the site. Therefore in this situation and in line with Newport's Supplementary Planning Guidance for air quality it is reasonable to compare the current permission to what is proposed. Under this approach there is little reason to refuse the application on air quality grounds.

To support the transition to low / zero emission vehicles, I recommend the permission is conditioned requiring at least one electric vehicle charging point per residential unit is provided within the development.

Contaminated Land

The historic land use of the site may have introduced contamination to the underlying soils. A significant amount of investigation and remediation works has already been undertaken at the site. However to ensure that this is adequately dealt with and documented through the planning process, I recommend the full contaminated land conditions are implemented.

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

A) Following the remediation strategy submitted with this application, a Completion/Verification Report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority.

B) 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 Local Planning Authority and the revised strategy shall be fully implemented prior to further works continuing.

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.

Regards,

Peter Mackintosh

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