

From: Wescott, Thomas (Senior Scientific Officer)
<Thomas.Wescott@newport.gov.uk>
Sent: 05 November 2025 15:43:36 UTC+00:00
To: "Foote, Adam (West Area Development Manager)"
<Adam.Foote@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: 25/0375

Dear Adam,

In terms of contaminated land in respect of the below application I note that a Geoenvironmental Appraisal has been completed by Lithos that summarises all the previous investigations and remediation activities that have occurred at the site. It is noted that after examining this report that there is evidence of some residual issues with elevated diesel range organics / VOCs, radon (the site is within the 10% to 30% band) and asbestos fibres. It seems likely that an impermeable membrane / radon protection will need to be installed under the proposed care home as part of the remediation strategy. The following planning conditions are strongly recommended:

-Contamination Condition:

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.
- 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 Local Planning Authority.
- 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 Local Planning Authority.

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 Local Planning Authority.
- 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 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.

-Unforeseen Contamination Condition:

Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority 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 Local Planning Authority, 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 Local Planning Authority.

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.

-Imported Material Condition:

Prior to import to site, soil material or aggregate used as clean fill or capping material, shall be chemically tested to demonstrate that it meets the relevant screening requirements for the proposed end use. This information shall be submitted to and approved in writing by the Local Authority. No other fill material shall be imported onto the site.

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.

Bunded Compound Condition:

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment.

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.

From: NCC - Air Quality

Sent: 04 November 2025 10:40

To: Foote, Adam (West Area Manager) <Adam.Foote@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: 25/0375

Dear Adam,

In terms of air quality in respect of the below application I note that a short air quality assessment has been completed by Kalaco Environmental Consulting. The following planning conditions are strongly recommended:

-Low Carbon Heating/Photovoltaics Condition:

No development shall take place until details of a lower emission / low carbon heating system has been submitted to the LPA. Considerations to include air source or ground source heat pumps, roof top photovoltaic panels, and the insulation types. The sustainable heating systems shall be implemented prior to occupation of the development and retained thereafter.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2).

-ULEV Condition:

No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2).

-Access to Active Travel Transport Condition:

No development shall commence on site until suitable cycle storage provision has been agreed with the LPA.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2).

-Green Infrastructure Condition:

No development shall commence on site until a scheme of Green Infrastructure, including but not limited to street scene and landscaped areas, has been submitted which identifies planting of species which are known to be beneficial to air quality (guidance attached). The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2).

-Construction Traffic Routing Condition:

As part of a Construction Environmental Management Plan (CEMP), a construction traffic routing plan that considers potential impacts on relevant sensitive receptors and the George

Street Air Quality Management Area (AQMA) to the north-east of the application site should be produced and submitted to the LPA.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2).

In terms of contaminated land, I will follow up with further comments once I have had the opportunity to discuss the application with my colleague.

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: 14 August 2025 12:34

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

Subject: Planning Consultation Request for case ref: 25/0375

Dear Environmental Protection

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

App Number: 25/0375

Address: Land Formerly Known As Whitehead Works Mendalgief Road Newport South Wales
Proposal: ERECTION OF A 66NO. BEDROOM CARE HOME (USE CLASS C2) FOR OLDER PEOPLE WITH
ASSOCIATED ACCESS, PARKING , LANDSCAPING AND ANCILLARY BUILDINGS

submitted on 16 May 2025.

View details of 25/0375 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0375&data=05%7C02%7CAir.Quality%40newport.gov.uk%7Cbb19457255a54ea7613e08dddb266ec9%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638907680461092970%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFrpbGlzIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=JEWKd0QQOYVCAeWbtf1MTkGR8Twn60KbAirz8zuQNwl%3D&reserved=0>

Your sincerely
Development Management