

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 23 February 2026 11:48:03 UTC+00:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: FW: 25/1067 IP5 Celtic Way Celtic Lakes Newport South Wales
Attachments: Bio Enhancements - IP5 (Rev B).pdf

From: Scott Davies <ScottDavies@asbriplanning.co.uk>
Sent: 12 February 2026 17:26
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Cc: Liam Griffiths <LiamG@asbriplanning.co.uk>; pete sulley <pete@asbriplanning.co.uk>
Subject: RE: 25/1067 IP5 Celtic Way Celtic Lakes Newport South Wales

Hi Jacob,

Responding to your last email, the applicant is tightly limited to the immediate surroundings of the building and have no woods or trees to install the bird boxes. Therefore, the biodiversity enhancements proposed which are proportionate to the scale of this minor development comprise planting wild flower seeds on the grass patches along the south of the building, instead of installing bird boxes. This equates to approximately 430sqm of wild flower planting.

Please see the attached enhancement plan clarifying these proposals.

The applicant has also provided a response to the Scientific officer's queries. It is reminded that the purpose of the flue is to support an internal back up generator which would only be in use in the unlikely event of a power outage. This facility stores medicines / equipment and is used as a lab for testing by the NHS it is critical that they have the ability to ensure contents are kept at the correct temperatures. Air quality impacts will not be significant as a result of the proposals given the very limited periods which the generator is likely to be running.

'In view of what they serve we would need to see details of proposed abatement technology to reduce or remove emissions of nitrogen dioxide and particulates.

Applicants' response: Emission details can be found below.

Emissions	
Emission PM 50Hz (g/kW.h)	0,0820
Emission CO 50Hz (g/kW.h)	0,69
Emission NOx 50Hz (g/kW.h)	11,11
Emission HC 50Hz (g/kW.h)	0,12

I hope the information above addresses the concerns raised, and let me know your thoughts on the newly proposed biodiversity enhancements.

If there were any other points which needed addressing which I missed out, please let me know.

I look forward to your response,

Kind regards,

Scott Davies - Student Planner

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