

Brinkworth, Emma (Planning Officer)

From: NCC - Air Quality
Sent: 12 August 2026 14:32
To: Brinkworth, Emma (Planning Officer)
Cc: NCC - Planning; Manning, Steve (Senior Scientific Officer)
Subject: RE: Planning Consultation Request for case ref: 26/0474

Dear Emma,

In terms of air quality in respect of the below outline planning application, I would recommend the following informative be attached to the decision notice (should approval be granted).

"It is strongly recommended to include details outlining the proposed ULEV infrastructure, cycle storage and the sustainability measures (energy / heating / insulation) as part of the reserved matters application. If sufficient measures are not included, then relevant planning conditions will be included with that application (if approved)."

In terms of contaminated land in respect of the below outline planning application, I would 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 Health Team / Tîm yr Amgylchedd a Diogelu'r Cyhoedd

Environment & Public Protection / Amgylchedd a Diogelu'r Cyhoedd

Newport City Council / Cyngor Dinas Casnewydd

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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: 09 July 2026 10:26

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

Subject: Planning Consultation Request for case ref: 26/0474

Dear Environmental Protection

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

App Number: 26/0474

Address: 15 Ridgeway Newport NP20 5AF

Proposal: OUTLINE PLANNING PERMISSION FOR A SINGLE DWELLING WITH ALL MATTERS RESERVED EXCLUDING ACCESS AND SCALE

submitted on 25 June 2026.

View details of 26/0474 at Newport Council - Planning Online:

<https://publicaccess.newport.gov.uk/online-applications/plan/26/0474>

Your sincerely

Development Management