

From: NCC - Air Quality <Air.Quality@newport.gov.uk>
Sent: 19 August 2026 16:31:08 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@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: 26/0540

Dear Jacob,

I have no comments in terms of contaminated land in respect of the below planning application.

In terms of air quality, I recommend the following planning condition:

-Sustainable energy / heating systems: No development shall commence on site until a scheme of sustainable energy / heating systems has been submitted to the local planning authority (LPA). Considerations should include the quality of building insulation, suitability of air source / ground source heat pump or ultra-low emission boiler installation and PV panel fitting. 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).

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



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. 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.

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. 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.

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 29 July 2026 10:57

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

Subject: Planning Consultation Request for case ref: 26/0540

Dear Environmental Protection

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

App Number: 26/0540

Address: 35 St Mary Street Newport NP20 4DF

Proposal: CONVERSION OF A D1 (NON-RESIDENTIAL INSTITUTIONS) TO C4 (HOUSES IN MULTIPLE OCCUPATION) TO INCLUDE THE PROVISION OF EXTERNAL BIN STORE

submitted on 16 July 2026.

View details of 26/0540 at Newport Council - Planning Online:

<https://publicaccess.newport.gov.uk/online-applications/plan/26/0540>

Your sincerely

Development Management