

Cooke, Jacob (Senior Planning Officer)

From: Wescott, Thomas (Senior Scientific Officer)
Sent: 08 July 2025 15:50
To: Cooke, Jacob (Senior Planning Officer)
Cc: Manning, Steve (Senior Scientific Officer); NCC - Planning
Subject: RE: Planning Consultation Request for case ref: 25/0460

Dear Jacob,

I have no comments regarding air quality.

In terms of contaminated land, I have the following comments:

It is noted that the consultants, Earth Science Partnership, had limited access to undertake their investigation and as such concluded the following.

“Generally low levels of potential contaminants have been identified, however some PAH contamination recorded, and large portions of the site not yet investigated. Asbestos was encountered in two locations and further assessment is recommended.”

In view of the above further investigations are warranted and it will not be possible to comment fully until these have been done. These investigations will need to include further ground gas monitoring and an updated risk assessment. It is also noted that asbestos fibres have been observed in two out of the seven samples. Further asbestos sampling is essential.

At this stage there does not appear to be sufficient evidence to satisfactorily characterise the site based on the sampling undertaken.

Further to my comments above I am unable to support discharge of condition 14. Once further investigations are concluded and reported we look forward to receiving further submissions associated with supplementary investigations.”

Cofion gorau / Kind regards,

Thomas Wescott BSc AMIEnvSc MIAQM

Uwch Swyddog Gwyddonol / Senior Scientific Officer
Tîm Diogelu'r Amgylchedd / Environmental Protection Team
Gwarchod y Gymuned / Community Protection
Amgylchedd a Diogelu'r Cyhoedd / Environment & Public Protection
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Please note my typical working days are Monday Mornings, Tuesdays and Wednesdays



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

From: NCC - Planning <Planning@newport.gov.uk>

Sent: 12 June 2025 14:18

To: Manning, Steve (Senior Scientific Officer) <Steve.Manning@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/0460

Dear Steve Manning

Please find attached correspondence from Newport Council with regards to the above planning application submitted on 6 June 2025.

Your sincerely
Development Management