

Cooke, Jacob (Senior Planning Officer)

From: NCC - Air Quality
Sent: 26 November 2025 15:35
To: Cooke, Jacob (Senior Planning Officer)
Cc: NCC - Planning; Manning, Steve (Senior Scientific Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0827

Dear Jacob,

I have no comments in regard to contaminated land in respect of the below application.

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

-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).

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

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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 October 2025 14:23

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

Subject: Planning Consultation Request for case ref: 25/0827

Dear Environmental Protection

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

App Number: 25/0827

Address: Land Adjacent To 18 Ridgeway Hill Newport NP20 5DG

Proposal: PROPOSED ERECTION OF 2 NO. DORMER BUNGALOWS WITH ASSOCIATED ON SITE PARKING AND GARDENS (RESUBMISSION OF PLANNING APPLICATION 25/0161)

submitted on 2 October 2025.

View details of 25/0827 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0827&data=05%7C02%7CAir.Quality%40newport.gov.uk%7C764f4dc1d32245665b5908de0736f317%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638956129905391961%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOLjoiTWVpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=aow8GzKn3BUeMj5gYPMvKHsYPJC5EnTnt4eCPwbKvt8%3D&reserved=0>

Your sincerely
Development Management