

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 20 July 2026 11:31:37 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: FW: Planning Consultation Request for case ref: 26/0402

From: NCC - Air Quality <Air.Quality@newport.gov.uk>
Sent: 15 July 2026 12:52
To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@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: 26/0402

Dear Francesca,

In terms of air quality in respect of the below planning application, I recommend the following planning condition be applied:

- 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).

In terms of contaminated land in respect of the below application, I 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 Protection / Amgylchedd a Diogelu'r Cyhoedd
Newport City Council / Cyngor Dinas Casnewydd
Tel No / Rhif Ffôn: 01633 631729
Email / * E-bost: Thomas.Wescott@newport.gov.uk
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: 08 June 2026 11:07
To: NCC - Air Quality <Air.Quality@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 26/0402

Dear Environmental Protection

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

App Number: 26/0402

Address: 149 Commercial Road Newport South Wales

Proposal: DEMOLITION OF THE EXISTING DERELICT STRUCTURE AND THE DEVELOPMENT OF A MIXED USE BUILDING PROVIDING A GROUND FLOOR COMMERCIAL UNIT AND 5NO. SELF CONTAINED RESIDENTIAL FLATS ABOVE

submitted on 23 May 2026.

View details of 26/0402 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0402&data=05%7C02%7CAir.Quality%40newport.gov.uk%7C96fa11d4f4>

e14fa40cbe08dec545bab1%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639165100873240838%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFBpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=vkl1rJSs%2B4bTrkD%2B4KpwDANuOe7EptW48oAarEmcxVs%3D&reserved=0

Your sincerely
Development Management