

RE: Planning Consultation Request for case ref: 25/0447



Wescott, Thomas (Senior Scientific Officer)

To Ostler, Marnie (Planning Officer)

Cc NCC - Planning; Manning, Steve (Senior Scientific Officer)

Retention Policy 7 Year Delete (7 years)

Expires 21/07/2032



Wed 10:50

Dear Marnie,

I note that the application doesn't contain a planning report however I have managed to ascertain some details of the scheme from the description and plans.

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

In terms of air quality in respect of the above application I recommend the following planning conditions:

-Low carbon heating/photovoltaics condition:

No development shall take place until details of a low emission / low carbon heating system has been submitted to the LPA. This could include a carefully selected ultra-low / low emission boiler potentially supplemented with roof top photovoltaic panels or a suitably installed air source heat pump. Careful consideration and potential improvements to the existing insulation may also be required. The sustainable heating system 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).

- Access to Active Travel transport condition:

No development shall commence on site until suitable cycle storage provision has been agreed with the LPA. The stock room is likely to be the most suitable location for this.

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)

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

Cyngor Dinas Casnewydd / Newport City Council