

Aldous, Catherine (Senior Planning Officer)

From: NCC - Air Quality
Sent: 13 May 2026 16:29
To: Aldous, Catherine (Senior Planning Officer)
Cc: NCC - Planning; Manning, Steve (Senior Scientific Officer)
Subject: RE: Planning Re-Consultation Request for case ref: 26/0263

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Catherine,

In terms of air quality in relation to the below application, I recommend the following planning conditions be requested:

- Ultra-low emission vehicle infrastructure: No development shall commence on site until a scheme of ultra-low emission vehicle (ULEV) infrastructure (for light duty vehicles) within the parking provision has been submitted to the local planning authority (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).

-Access to active travel storage: No development shall commence on site until suitable cycle storage provision has been agreed with the local planning authority (LPA).

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).

- 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 conditions be requested (due to the land being previously used as a depot that fuel tanks and bulk storage of chemicals may have been present at):

-Land Contamination: No development, (other than demolition) shall commence until:

a) An appropriate Desk-Study of the site has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the local planning authority (LPA).

b) If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to (BS10175/2011), containing the results of any intrusive investigation, shall be submitted and approved in writing by the LPA.

c) Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, a Remediation Strategy, including Method statement and full Risk Assessment shall be submitted to and approved in writing by the LPA. No part of the development hereby permitted shall be occupied until:

d) Following remediation 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.

e) Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the LPA and the revised strategy shall be fully implemented prior to further works continuing.

f) If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the LPA and approved in writing for all the relevant stages in the development process, until all the remediation objectives in that scheme have been achieved. All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

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.

Imported material contamination: Prior to import to site, soil material or aggregate used as clean fill or capping material, shall be chemically tested to demonstrate that it meets the relevant screening requirements for the proposed end use. No other fill material shall be imported onto the site. This information shall be submitted to and approved in writing by the local planning authority (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

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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 ddiwynnu 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: 13 May 2026 12:36

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

Subject: Planning Re-Consultation Request for case ref: 26/0263

Dear Environmental Protection

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

App Number: 26/0263

Address: Wern Depot Road A Wern Industrial Estate Newport NP10 9FQ

Proposal: PROPOSED CONSTRUCTION OF A NEW OFFICE BUILDING

submitted on 7 April 2026.

View details of 26/0263 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0263&data=05%7C02%7CAir.Quality%40newport.gov.uk%7C240642ab3dff4aa03e9808deb0e3d114%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639142689742246922%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFPbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=ykrzRucmDJUFAczZ3EUaCR1HLHCWFhCskWT5o%2BUxGLQ%3D&reserved=0>

Your sincerely

Development Management