

Webster, Ben (Planning Officer)

From: Wescott, Thomas (Senior Scientific Officer)
Sent: 15 July 2025 12:34
To: Webster, Ben (Planning Officer)
Cc: Lee, Sarah; Manning, Steve (Senior Scientific Officer); Mwanza, Chama (Environmental Health Officer); Davies, Paul (Community Protection Manager)
Subject: RE: Planning Consultation Request - Brynglas House, Brynglas Road (ref.25/0500)

Hi Ben,

Further to my earlier email below, I recommend including the below planning condition for contaminated land:

"Contamination – Asbestos Demolition"

If asbestos containing material is identified at the site, then this should be removed and disposed of at a suitably licensed contractor before demolition. Demolition material should be assessed for asbestos containing material following demolition and prior to placement. This assessment should be submitted to and approved in writing by the Local Planning Authority before placement. Should significant quantities of asbestos material be identified in demolition material, suitable remediation or mitigation measures will need to be submitted to and approved by the Local Planning Authority prior to the commencement of the demolition phase of the development.

Reason: To protect against any potential risks to human health which may arise from asbestos material are satisfactorily addressed."

In regard to the potential dust impacts, I recommend including the following statement (mentioned previously) as an informative:

"All measures relevant to minimising dust emissions outlined in the "DEMOLITION PRE CONTRACT INFORMATION" must be followed."

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
(Rhif Ffôn /Tel No: 01633 631729
* E-bost/Email: Thomas.Wescott@newport.gov.uk
8 Gwefan/Website: www.casnewydd.gov.uk / www.newport.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.

From: Wescott, Thomas (Senior Scientific Officer)

Sent: 15 July 2025 10:40

To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Cc: Lee, Sarah <Sarah.Lee@newport.gov.uk>; Manning, Steve (Senior Scientific Officer) <Steve.Manning@newport.gov.uk>; Davies, Paul (Community Protection Manager) <Paul.Davies@newport.gov.uk>

Subject: RE: Planning Consultation Request - Brynglas House, Brynglas Road (ref.25/0500)

Hi Ben,

I have no comments related to air quality in regard to the below planning application.

I have no comments related to contaminated land in regard to the below planning application with one possible exception (asbestos). I will discuss with my colleague @Manning, Steve (Senior Scientific Officer) whether it would be appropriate to recommend an asbestos demolition condition and get back to you today or tomorrow.

In regard to the risk of dust impacts from demolition, I have no substantial concerns due to the small size / height of the building and nature of the construction as well as the screening of the site by trees / hedges. However, all measures relevant to minimising dust emissions outlined in the "DEMOLITION PRE CONTRACT INFORMATION" must be followed.

One of my colleagues will get back with comments relating to other environmental disciplines. If they were to recommend a CEMP being produced this might include some additional dust mitigation measures.

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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From: NCC - Environmental Health <environmental.health@newport.gov.uk>

Sent: 14 July 2025 16:18

To: Davies, Paul (Community Protection Manager) <Paul.Davies@newport.gov.uk>; Holland, James (Principal Environmental Health Officer - Environmental Protection) <James.Holland@newport.gov.uk>

Subject: FW: Planning Consultation Request - Brynglas House, Brynglas Road (ref.25/0500)

Michelle James

Environmental Health Support Officer / Swyddog Cefnogi Iechyd yr Amgylchedd

Food, Safety & Public Health Team / Tîm Bwyd, Diogelwch ac Iechyd y Cyhoedd

Environment & Public Protection / Amgylchedd a Diogelu'r Cyhoedd

Newport City Council / Cyngor Dinas Casnewydd

michelle.james@newport.gov.uk

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Sent: 14 July 2025 16:14

To: NCC - Environmental Health <environmental.health@newport.gov.uk>

Subject: Planning Consultation Request - Brynglas House, Brynglas Road (ref.25/0500)

Good afternoon,

I hope you are well.

I am the case officer for application **25/0500** (*Prior notification of demolition at Brynglas House, Brynglas Road, Newport*) and as such, I would like to query whether any comments are available for the application?

My email has only recently been re-activated after a contract change over so it may well be that the comments have been sent but not received due to this. In this case, I would appreciate if they could be resent.

If you have any questions, please let me know.

Kind regards,

Ben.

Ben Webster

Planning Officer / Swyddog Cynllunio

Regeneration and Economic Development / Adfywio a Datblygu Economaidd

Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk

🌐: www.newport.gov.uk

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planning matter/Nid yw cynnwys yr ebost yma yn ymrwymo Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio

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