

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

Sent: 22 October 2025 10:47

To: Hawkins, Grant (Senior Planning Officer) <Grant.Hawkins@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: 25/0497

Dear Grant,

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

In terms of air quality, I note that the Proposed Development is located in the Chepstow Road air quality management area (AQMA). The following planning conditions are recommended:

-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 are low / ultra-low emission boilers, 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).

- Access to Active Travel transport condition:

No development shall commence on site until suitable cycle storage provision has been agreed with the 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).

Kind regards / Cofion gorau,

Thomas Wescott BSc AMIEnvSc MIAQM

Senior Scientific Officer / Uwch Swyddog Gwyddonol

Environmental Protection Team / Tîm Diogelu'r Amgylchedd

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Please note my typical working days are Monday Mornings, Tuesdays and Wednesdays

