

Technical Note: Air Quality and Noise Impact Assessments

Plot C1 Llantarnam Industrial Park Cwmbran Torfaen NP44 3SE

1. Introduction

1.1 Background

TRC Companies Limited (TRC) was commissioned by Opus Land Ltd on behalf of MGTS St John High Income Property ICVC Bank of New York Mellon (International) Ltd (the 'Applicant') to provide Air Quality and Noise Consultancy Services to inform a planning application (planning ref: 23/PE/0431/PREAPP) for the erection of a new build, two-storey unit for use class B1/B2/B8, to provide operational/warehousing space and office accommodation (the 'Proposed Development') located at Plot C1 Llantarnam Industrial Park, Cwmbran, Torfaen, NP44 3SE (the 'Site').

1.2 Proposed Air Quality and Noise Assessments

The Pre-application advice received from Torfaen Council confirms that the Planning Application at this Stage is not required to be informed by an Air Quality Assessment or a Noise Impact Assessment. However, the Applicant wishes to confirm that these elements, their potential impacts and associated effects will be considered in line with best practice guidance at the Reserved Matters Stage by suitably qualified personnel.

For both disciplines (Air Quality and Noise), the Baseline, Construction and Operational Phases of the Proposed Development will be assessed. The assessment reports will make reference to the relevant regulations, legislations, standards, national and local guidance and applicable policies.

While it is not anticipated, where relevant, suitable mitigation measures will be identified in order to reduce potentially adverse effects to an appropriate level.

For and on behalf of TRC,



Gabor Antony
Associate Director - Air Quality Team Leader
Air Quality Advisory Services (EAME Region)
ESG Climate Solution

17th May 2024