

18 August 2025



VIA EMAIL

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Dear Sir/Madam,

GLAN LLYN REGENERATION SITE, NEWPORT

APPLICATION FOR THE APPROVAL OF CONDITION 34 (FOUL AND SURFACE WATER DRAINAGE) OF OUTLINE PLANNING PERMISSION REF. 06/0471 FOR NEW RISING MAIN

On behalf of Revantage Real Estate ("Revantage") (incorporating St. Modwen Developments Limited), Savills is instructed to submit an application to discharge Condition 34 (Foul and Surface Water Drainage) of outline planning permission ("OPP") ref. 06/0471 in relation to a new rising main at the site.

Accordingly, please find enclosed:

- 02554-A-120-P01 – On-Site Routing Location Plan;
- 02554 A 111 C3 – Pumping Station 4 Rising Main Long Sections (On-Site);
- 02554 S 112 C7 – Pumping Station 5 Rising Main Long Sections (On-Site);
- 5183236-ATK-XX-ZZ-DR-D-0205 P01 – Air Valve Chambers and Common Trench Bedding and Surrounding Details;
- 02554-A-TN-002 – Technical Note: PS4/PS5 Rising Main Executive Summary (dated 12/08/2025); and
- 18669-RLL-21-XX-RP-O-0157 Rev FINAL – Remediation Strategy (dated July 2022).

Payment of the £115.00 application fee will be made directly to Newport City Council.

Background and Proposal

This application follows the approval and construction of both Pumping Station 4 (PS4) and Pumping Station 5 (PS5) located in the eastern area of the site, approved under application refs. 18,0589 and 21/0858, respectively. The rising main and associated construction works is an essential aspect of the sites infrastructure and will take the pumped outflow from PS4 and PS5 from the plots they serve to a viable outfall as agreed with Dwr Cymru Welsh Water.

As shown on the accompanying plans, the rising main will connect both pumping stations before then travelling to the south of the south-west of the local centre where Dwr Cymru Welsh Water will then continue the off-site connection to the Nash treatment plant under their statutory powers. The route of the rising main will be outside of residential phases and on land under the ownership and control of Revantage, with the exception of a small section to the north of the Central Lake which overlaps with the Phase 4B/5D boundary, the Reserved Matters application for which is currently under consideration (ref. 22/0801).

The accompanying Technical Note prepared by PJA sets out the technical details of the proposal. The Technical Note states that the rising main is required to meet the nearest viable outfall location via the respective pumping station due to the very flat topography of the site.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Section 1.3 of the Technical Note also addresses how the main interacts with the clean cover and gas membranes installed at the site. It concludes that in terms of gas membranes, the rising main installation should have no impact on gas membranes as these only relate to structures (i.e. residential properties). In terms of clean cover, the Technical Note states that where it is encountered during the rising main installation, the clean cover material should be kept separate from the underlying deposits and stockpiled for re-instatement (i.e. kept to the opposite side of the trench to the Made Ground). Made Ground should then be used to fill the trench to final ground level -600, with the retained clean soils placed above this.

Discharge of Condition 34

The wording of condition 34 which relates to foul and surface water drainage attached to the OPP reads:

34 (Foul and surface water drainage)

No development relating to each phase defined by Condition 03 shall commence until details of the foul and surface water drainage and storage system for that phase including means of discharge into the drainage network, have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the approved details and the Infrastructure Phasing Plan required by Condition 05.

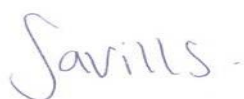
Condition 34 is a pre-commencement condition which, historically, has been discharged on a phase-by-phase basis and submitted with Reserved Matters applications. The condition wording is not worded in such a way as to be exclusively required as part of Reserved Matters applications, therefore, this route to agreeing the details for the rising main is considered entirely acceptable by way of discharging condition 34 of the OPP.

With respect to the first part of the condition which references the phasing defined by condition 3, this has effectively been superseded by the individual development phases which have since come forward and condition 34 has also been discharged for these phases up until now. In terms of the second part of the condition which is the compliance element, this requires the drainage works being completed in accordance with the approved details and Infrastructure Phasing Plan as required by condition 5 of the OPP. Condition 5 is a pre-commencement condition which is required for each development phase (both residential and for major infrastructure), therefore, given that the rising main is not a phase in its own right and is intended to be implemented over a single period, it is not considered necessary to provide a standalone phasing plan for this proposal.

On the basis of the information supplied with this application, together with the technical justification and considerations as set out in this cover letter, it is considered that the proposed rising main is acceptable and accordingly, condition 34 can be discharged on this basis.

I trust that the enclosed information is in order and I look forward to receiving confirmation that the application has been registered and validated. If there is anything I can do to assist or accelerate your consideration of this application, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink that reads "Savills" in a stylized, cursive script.

Joshua Price
Associate

Enc. As above