

Newport City Council,
Regeneration, Investment &
Housing,
Civic Centre,
Newport,
NP204UR

ebost/email:
southeastplanning@cyfoethnaturiolcymru.gov.uk

10/02/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: PARTIAL DISCHARGE OF CONDITION 6 (PILING AND RISKS TO GROUNDWATERS) OF PLANNING PERMISSION 18/0293 FOR DEVELOPMENT OF 195NO. RESIDENTIAL UNITS, INTERNAL ROAD NETWORKS, PARKING, LANDSCAPING AND ASSOCIATED WORKS AFFECTING PUBLIC RIGHT OF WAY 407/1 RELATING TO PHASE 3 OF DEVELOPMENT

LLEOLIAD / LOCATION: LAND TO SOUTH OF GLAN USK PRIMARY SCHOOL HERBERT ROAD NEWPORT SOUTH WALES

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 26/01/21.

We have significant concerns with the application as submitted. We do not recommend your Authority discharges condition 6 for the following reasons.

Land Contamination

From the information submitted, it has been noted that the piling method to take place for phase 3 of the development would be bored piling as opposed to the displacement piling used for phase 2. We do not recommend using the bored piling method as there is potential for a new 'preferential' pathway to be created which could lead to the migration of any contamination that may be present.

The piling condition for phase 2 of the development was partially discharged on the basis of a 2018 letter report, ref: HAD/AH/P180132/F180133.Lump-Sum.RevF. We advise this report be updated which demonstrate that:

- proposed piling for phase 3 will not result in the migration of any contamination that maybe present, and;
- risks of mobilising contamination have been considered.

If the report is updated to include consideration of the information presented above, we would review our position on the matter.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Charlotte Morgan

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales