

Ein cyf/Our ref: CAS-289847-X2H2
Eich cyf/Your ref: 23/0895

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 28 November 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: PARTIAL DISCHARGE OF CONDITION 28 OF 06/0471 REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION (IN RELATION TO PHASE 5E(1)ONLY)

LLEOLIAD/LOCATION: Llanwern Works Queensway Llanwern Newport NP19 4QZ

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above.

We have no objection to the proposed development as submitted and provide the following advice.

We have reviewed the following documents:

- Glan Llyn, Llanwern: Soil Quality Verification Report, Phase 5E1, Prepared by H Fraser Consulting, Dated 30/09/25
- Glan Llyn, Newport, Phase5E1 Chemical Validation Report, Prepared by Rodgers Leask, Dated September 2025 Rev: P03

We noted a reference to Phase4G in section 1 of reporting which we understand to be a typing error. This does not impact on our response however, given the complexity of the site's phasing we advise this be corrected for completeness so that is clear the report corresponds to phase 5e1.

We note that the distances used within the distanced based assessment of the soil quality validation assessment were previously agreed. Please clarify in future whether the agreed distances are being sense checked for appropriateness and verified with regard to fill zone failures at each phase. Going forward, we recommend that this is carried out for each phase.

Overall, we agree with the approach undertaken and the conclusions of the controlled water risk assessment. We therefore have no objection to the discharge of Condition 28 Part 1

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,

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

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.