

Ein cyf/Our ref: CAS-300284-D8J9
Eich cyf/Your ref: 26/0076

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 04 March 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: PARTIAL DISCHARGE OF CONDITION 2 (LAND RESTORATION) OF 25/0036 S73 APPLICATION TO VARY CONDITION 2 (TEMPORARY CONSENT) OF 20/0974 INSTALLATION OF A TEMPORARY WATER TREATMENT PLANT ON LAND AT THE GLAN LLYN REGENERATION SITE

LLEOLIAD/LOCATION: LLANWERN WORKS QUEENSWAY LLANWERN NEWPORT SOUTH WALES NP19 4QZ

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 10 February 2026.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding land contamination. If this information is not provided, we would object to this planning application. Further details are provided below.

We do not recommend your Authority partially discharges Condition 2 for the following reasons.

Land Contamination

We have reviewed the following documents:

- Technical Note, Surface Water Treatment System Decommissioning, prepared by Biogenie, Dated 23/10/2026.
- Letter from the agent dated 30.01.2026.

We have no comments on the methodology for decommissioning the treatment plant itself. However, the technical note does not refer to any works to restore the land to its former condition, as required by Condition 2. The letter from the agent dated 30.01.2026 states that the proposed decontamination and remediation of the area would be addressed under the discharge of Conditions 27 and 28 of outline planning permission ref. 06/0471 for Phase 5E. Condition 28 was varied by Non-Material Amendment (NMA) ref. 25/0056.

It is our view that any application to discharge Condition 2 should be assessed in parallel with the information required to address the requirements of Conditions 27 and 28 (as amended). In the absence of that information, we do not recommend the partial discharge of Condition 2 at this stage.

Other Matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

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.

Advice for the Developer

We recommend that the applicant contacts NRW's 24-hour incident line on Tel. 3000 0653 000 in the event of an environmental incident occurring during decommissioning.

Best practice methods outlined in the [Guidance for Pollution Prevention \(GPP\) documents](#) should be followed during the decommissioning process.

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

Yn gywir / Yours faithfully,

Jessica Jones

Jessica Jones

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

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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.