

Our Ref: 25.249
Date: 2nd July 2026

Newport City Council
Planning Services,
Planning and Economic Regeneration,
Newport City Council,
Newport,
NP20 4UR

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam,

Town and Country Planning Act 1990
Approval of details reserved by Condition 4 (Contamination) of planning permission 23/0989
Land South of Docks Way Disposal Site, Docks Way, Newport
Planning Portal Reference: PP-15055287

Asbri Planning is appointed as planning agent to Newport City Council in respect of the above application to discharge Condition 4 (Contamination) of planning permission 23/0989.

The application has been submitted via Planning Portal, and the submission documents and drawings are listed below:

Document/Drawing Name (reference where appropriate)	Prepared by
Covering Letter	Asbri Planning
Planning Application Form	Asbri Planning
Site Location Plan (Figure 001-A draft1)	Dulas
Tier 2 Geotechnical and Geoenvironmental Assessment	Terra Firma

Condition 4 of the above planning permission states:

'No development on the site shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

A preliminary risk assessment which has identified:

- *All previous uses;*
- *Potential contaminants associated with those uses;*
- *A conceptual model of the site indicating sources, pathways and receptors;*
- *Potentially unacceptable risks arising from contamination at the site*

A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.;

A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.'

Based on the investigation findings, it was concluded that both a remediation strategy and verification report would not be required. The contamination results were below the applicable guideline values and the foundations are at ground level, meaning that no excavation is required and there will be no interaction with the underlying soils. Additionally, the identified ground gas risk is low and the site is within an open area further reducing any potential risk. It is due to these conclusions that we believe the need for these reports will not be triggered by the condition wording.

The appropriate planning fee of £242 has been paid via an internal transfer. I trust that the submitted documents allow the application to be validated and look forward to receiving the application reference number and target determination date in due course. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours faithfully,

Georgia McColm
Graduate Planner