

Ein cyf/Our ref: CAS-292146-D9D7
Eich cyf/Your ref: 25/0769

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 (VERIFICATION) (PART 1 ONLY) OF 06/0471 REDEVELOPMENT OF THE SITE TO CREATE A MIXED USE URBAN EXTENSION (IN RELATION TO PHASE 4G ONLY)

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.

We have concerns with the application as submitted and advise the following is clarified below prior to the discharge of condition.

We have reviewed the following:

- Glan Llyn, Llanwern: Soil Quality Verification Report, Phase 4G, Prepared by HFC, dated 19/08/2025
- Glan Llyn, Newport Phase 4G Chemical Validation Report, Prepared by RLRE, dated August 2025

We are generally in agreement with the approach undertaken and the conclusions of the controlled water risk assessment.

However, we require confirmation that the backfill zones of concern are a distance of 12.5m or greater from surface waters prior to recommending discharge of condition 28 part1 given that the northern boundary and the top half of both the eastern and western boundaries will be adjacent to proposed surface water courses Central Lake and East Lake. Provided this is confirmed, we would have no objection to the discharge of condition as submitted.

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

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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.