

Ein cyf/Our ref: CAS-286520-Q6C4
Eich cyf/Your ref: 25/0375

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 28 August 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Erection of a 66 No, bedroom care home (use class C2) for older people with associated access, parking, landscaping and ancillary buildings.

LLEOLIAD/LOCATION: Mendalgief Road, Newport, NP20 2ND

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 14 August 2025.

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 protected species. If this information is not provided, we would object to this planning application. Further details are provided below.

We also advise that based on the information submitted to date, conditions regarding land contamination and pollution prevention should be attached to any planning permission granted. Without the inclusion of these conditions we would object to this planning application.

We have reviewed the submitted application and supporting Pre-Application Consultation Report (PAC) (August 2025). Our advice and position on the proposed scheme have not changed as no new information has been provided for matters within our remit and we are not aware of changes to planning policy or relevant legislation that may affect our advice/position. We therefore have no further comments to make on the proposal and refer you to our statutory pre-application response (referenced CAS-283526-S4Z9), attached.

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.

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

Yn gywir / Yours faithfully

Claire McCorkindale

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.