

Ein cyf/Our ref: CAS-296290-L1S6
Eich cyf/Your ref: 25/1100

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 16 January 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 22/0073 RESERVED MATTERS APPLICATION (ALL MATTERS) AND THE PARTIAL DISCHARGE OF CONDITIONS 08 (MATERIALS), 09 (HARD LANDSCAPING), 10 (BOUNDARY TREATMENTS), 12 (PARKING AND CYCLE STORAGE), 15 (EMERGENCY ACCESS), 22 (LIGHTING), 24 (FLOOD CONSEQUENCE ASSESSMENT), 33 (SURFACE WATER DISPOSAL) AND 43 (ACCESS TO OPEN WATER) OF PERMISSION 06/0471 FOR THE REGENERATION OF THE FORMER LLANWERN STEELWORKS (GLAN LLYN) IN RELATION TO A PERMANENT WAREHOUSE FACILITY AND ASSOCIATED INFRASTRUCTURE ASSOCIATED WITH THE CAF COMMERCIAL UNIT AT ST MODWENS PARK

LLEOLIAD/LOCATION: 1 MONKS DITCH DRIVE INDURENT PARK NEWPORT SOUTH WALES NP19 4RH

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 31 December 2025.

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

We have no comments on the variation of Condition 1 of reserved matters approval ref. 22/0073 (approved plans).

We have reviewed the information as submitted, pertaining to Conditions 24 and 33 of outline planning permission ref. 06/0471:

- Proposed site layout (drawing no. 10026./PL03 Rev. D dated May 2021).
- Overall site Cross Section (drawing no. 10026-/PL07 Rev. A dated December 2021).
- Proposed Site Layout External Finishes Vehicle Manoeuvring (drawing no. 10026./PL04 Rev. D dated May 2021).

Condition 24 (Flood Consequences Assessment)

We have no objection, on the basis that the submitted information adheres to the originally approved Flood Consequences Assessment (FCA) (pursuant to outline planning permission ref. 06/0471), which was prepared by Halcrow (dated December 2005) in conjunction with a later addendum dated June 2010 (included within the partial discharge of Condition 4 ref: 10/0750).

The latter report above was submitted to include more up to date topographical digital terrain survey data of the site and surrounding area, including a further assessment of the flood defence improvements along the East Bank of the River Usk. This was hydraulically assessed using Halcrow's 3D flood (FLOOD3D) modelling software and resulted in an average flood level of 6.5mAOD within the site as a whole.

The Main Facility and proposed New facility plans indicate finished floor levels (FFLs) set at 6.7mAOD (Drawing No. PL07 Revision A dated December 2021). This is above the 6.5mAOD averaged flood level above.

Condition 33 (Surface Water Disposal)

We note that future discharge to the receiving watercourse, Monks ditch, is secured under a site-wide surface water drainage scheme permitted under reference 16/1295. It is our view that the risk to controlled waters is sufficiently controlled through this consent (specifically planning conditions 4 and 5). We have not, therefore, assessed the potential risk to controlled waters for this application, as the current surface water proposals are continuing to be discharged via the Tata Steel system.

Further Advice to Applicant

We note that the description of development on the planning application form, as submitted, refers to the partial discharge of Conditions 24 and 33. Both conditions refer to the approval of details by the local planning authority for phases of development. For the avoidance of doubt, our comments refer to parcel of land as defined on the Site Location Plan (drawing no. 10026-/PL01 dated May 2021).

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 about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Jessica Jones

Jessica Jones

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
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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.