

Ein cyf/Our ref: CAS- 315162-L5Y0
Eich cyf/Your ref: 26/0495

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 17 August 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Partial discharge of condition 4 of planning consent 23/0989 - land contamination

Lleoliad/Location: Docks Way Disposal Site, Docks Way, Newport, South Wales, NP20 2NS

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 29 July 2026.

We have **concerns** with the application as submitted. We do not recommend that your authority discharges Condition 4 of planning permission 23/0989 for the following reasons.

We have reviewed the Tier 2 Geotechnical and Geoenvironmental Assessment Site: Newport Solar Farm Issue 3, Job No: TF-26-137-CA, by Terra Firma, dated June 2026.

The first part of Condition 4 reads as follows:

“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)…”

We advise that the partial discharge of this element of Condition 4 is appropriate.

However, we do not consider it appropriate to discharge the second part of Condition 4, which refers to a remediation strategy and the verification plan. The Tier 2 Geotechnical and Geoenvironmental report does not provide full details of the remediation measures and how they are to be undertaken, as required by Condition 4.

We understand that the proposed solar farm only has one enclosed building, for which gas prevention measures are to be included. However, Section 5.2 of the Tier 2 Geotechnical and Geoenvironmental report states that,

“...ground gas will require the site to be first remediated or a suitable mitigation adopted, details of which must be prescribed in a site-specific Remediation Strategy.”

Section 6.3 of report briefly outlines mitigation and remedial measures, stating:

“Based on the limited sampling, the soils are considered to be suitable for their intended use, however additional sampling should be undertaken due to the limited coverage across the site.

However, it should be noted that extensive trenching for services is envisaged, depending upon their depth, additional testing should be carried out along the trench routes.”

Based on the gas measurements and Section 6.3 of the report, there is a potential risk from landfill gas, which must be managed. This is primarily an issue for your authority.

The information provided in the report indicates that the investigation, remediation and verification plan stages of the work are not yet complete. As such, we advise that the submitted information is not sufficient for the discharge of the second part of Condition 4.

In summary, we advise that insufficient information has been submitted to fully discharge Condition 4. We advise that a partial discharge of the condition in respect of its first part is appropriate. However, we advise that further information is required to address the remediation strategy and verification plan elements of Condition 4 and that these aspects should not be discharged 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.

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

Yn gywir / Yours faithfully,

Annabelle Evans

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.