

Ein cyf/Our ref: CAS-282334-G6N6
Eich cyf/Your ref: 25/0454

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 20 June 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 4C ONLY)

LLEOLIAD/LOCATION: Glan Llyn Development Site Queensway Llanwern Newport South Wales

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 09 June 2025.

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

We have reviewed the following information as submitted:

- Glan Llyn, Llanwern: Soil Quality Verification Report, Phase 4C. H Fraser Consulting Ltd. Report Ref: 30937 R4, dated: May 2025.
- Covering Letter
- Application Form
- Associated appendices and figures

The approach set out is succinct and follows the process outlined with the overarching report. The relevant data assessment and statistical assessments have been robustly undertaken and provide a thorough examination of any exceedances identified.

We note the information presented and agree that the dataset does not suggest a significant risk to controlled waters is posed from the material remaining within Phase 4C.

We therefore recommend the discharge of Condition 28 part 1 only for Phase 4C.

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.