

Ein cyf/Our ref: CAS-278508-K8T8
Eich cyf/Your ref: 25/0256

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 13 May 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LAYOUT, SCALE AND LANDSCAPING PURSUANT TO OUTLINE PLANNING PERMISSION 23/1058 FOR A RURAL ENTERPRISE WORKERS DWELLING AND PARTIAL DISCHARGE OF CONDITIONS 3 (PARKING), 4 (ELEVATIONS), 6 (CEMP), 7 (DRAINAGE), 8 (BOUNDARY TREATMENTS), 9 (LEVELS), 10 (ARCHAEOLOGY) AND 11 (LANDSCAPING)

LLEOLIAD/LOCATION: Llanfair Farm Church Lane Marshfield Cardiff CF3 2UF

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 08 April 2025.

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

Condition 6 – Construction Environmental Management Plan

We have no objection to the proposed discharge of condition 06 of planning permission 23/1058.

Condition 12 – Landscape Ecological Management Plan

We have no objection to the proposed discharge of condition 12 of planning permission 23/1058.

Condition 9 – Levels

We note the proposed site plan and that the proposed finished floor levels concur with the levels specified in the updated Flood Consequence Assessment associated with the Section 73 Variation of Condition Application 25/0150.

We note that the Section 73 Variation of Condition Application 25/0150 is currently ongoing and remains undetermined. We advise that you consider this when determining this application.

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,

Gemma James

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.