

4 October 2023

VIA PLANNING APPLICATIONS WALES



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Dear Sir/Madam,

ON BEHALF OF ST. MODWEN DEVELOPMENTS LIMITED

PHASE 5E(1), LLANWERN REGENERATION SITE / GLAN LLYN, NEWPORT

APPLICATION FOR THE APPROVAL OF PRE-COMMENCEMENT CONDITION 28 OF OUTLINE PLANNING PERMISSION REF. 06/0471

PLANNING APPLICATIONS WALES REF. PP-12499126

One of the next phases of housing development at Glan Llyn will be Phase 5E, split into two areas known as 5E(1) and 5E(2), to the south east of the site. This application to discharge the first part of Condition 28 of outline planning permission ref. 06/0471 relates to Phase 5E(1) only. A subsequent application to discharge Condition 27 for Phase 5E(1) is currently under consideration (ref. 23/0253) with Newport City Council.

Accordingly, please find enclosed:

- Chemical Validation Report including appendices (October 2023) Rev P02 (ref. 18669-RLL-22-XX-RP-O-0348)

A site location plan (ref. 18669-RLL-21-XX-DR-O-0173) has been submitted with this application to confirm the extent of land to which this application relates.

A payment of £115.00 has been made via Planning Applications Wales to cover the cost of the application fee.

I trust that the enclosed is in order and I look forward to receiving confirmation that the application has been validated. If there is anything I can do to assist or accelerate your consideration of this application, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink that reads "Joshua Price".

Joshua Price
Associate

Enc. As above

Cc. St. Modwen Developments Limited

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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