

Ein cyf/Our ref: CAS-304969-G4C8
Eich cyf/Your ref: 26/0149

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 15 April 2026

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 4B/5D ONLY)**

**LLEOLIAD/LOCATION: GLAN LLYN PHASE 4B AND 5D, QUEENSWAY, LLANWERN
NEWPORT, SOUTH WALES**

Thank you for re-consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 01 April 2026. We previously provided comments on this application in our letter dated 12.03.2026 Ref. CAS-302002-Y6D5.

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

Land Contamination

We have reviewed the Technical Note, Phase 5D and 4B PC28-1 Response to NRW Comments, prepared by Rodgers Leask, Ltd, dated March 2026.

The clarification regarding minimum distances to controlled waters is welcomed. The Technical Note states that the central lake is a minimum of 10m from materials placed in Phase 4B and 50m from Phase 5D. Whilst we note the exceedances of the Soil Reuse Value (SRV) re-coded in the backfill area of Phase 5D, there are surface validation samples exceeding SRVs within Phase 4B (sign off Area 29).

Based on the Technical Note this may suggest that the 12.5m distance-based assessment is not applicable for Phase 4B. Given the lack of breakthrough of benzo(b)fluoranthene and fluoranthene and low concentration breakthrough of cyanide, presented from the modelling, we will accept the conclusions with regard to risks to controlled waters in this instance. We advise that distance-based assessments should be reviewed for appropriateness and adjusted accordingly for the assessment of future phases.

In summary, we are satisfied that the information provided is sufficient and we have no objection to the partial discharge of Condition 28.

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.

Yn gywir / Yours faithfully,

Jessica Jones

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.