

27 May 2025

VIA PLANNING PORTAL WALES

savills

Planning Department
Newport City Council
Civic Centre
Godfrey Road
Newport
NP20 4UR

Joshua Price
E: Joshua.price@savills.com
DL: +44 (0) 7866 001 270

2 Kingsway
Cardiff CF10 3FD
T: +44 (0) 29 20 368900
savills.com

Dear Sir/Madam,

PHASE 4D, GLAN LLYN REGENERATION SITE, LLANWERN, NEWPORT

**APPLICATION FOR THE APPROVAL OF CONDITION 28 (PART 1) OF OUTLINE PLANNING PERMISSION
REF. 06/0471**

PLANNING PORTAL WALES REF. PP-14049558

On behalf of Revantage Real Estate ("Revantage") (incorporating St. Modwen Developments Limited), Savills is instructed to submit an application for the discharge of the first part of Condition 28 of outline planning permission ref. 06/0471 relating to Phase 4D only.

Condition 27 for Phase 4D has already been approved in full and discharged under application ref. 22/0746.

Accordingly, please find enclosed:

- Glan Llyn, Newport Phase 4D Chemical Validation Report including appendices (March 2025) Rev F (ref. 18669-RLL-22-XX-RP-O-0283), prepared by Rodgers Leask Limited; and
- Glan Llyn, Llanwern: Soil Quality Verification Report, Phase 4D (23 May 2025) (ref. 30937 R3), including Appendix A (Chemical Screening), prepared by Hannah Fraser Consulting Ltd

A Site Location Plan (ref. 18669-RLE-21-XX-DR-O-0137 B) has also been submitted with this application to confirm the extent of land to which this application relates.

Payment of the £115.00 application fee has been made to Newport City Council via Planning Portal Wales.

I trust that the enclosed is in order and I look forward to receiving confirmation that the application has been registered and validated in due course.

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,

Joshua Price

Joshua Price
Associate

Enc. As above

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

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