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The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

VIA PLANNING PORTAL WALES

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Dear Geraint,

DRAIN 2, GLAN LLYN REGENERATION SITE, LLANWERN, NEWPORT

FULL PLANNING APPLICATION FOR THE INSTALLATION OF A TEMPORARY WEIR AT DRAIN 2

PLANNING APPLICATIONS WALES REF. PP-13760255

On behalf of Revantage Real Estate ("Revantage") (incorporating St. Modwen Developments Limited), Savills is instructed to submit a full planning application under the Town and Country Planning Act 1990 ("TCPA 1990"), for the installation of a temporary weir within Drain 2, to the south of the Western Park, Glan Llyn. The application seeks to install the temporary weir to allow for additional water quality monitoring to take place enabling the continued discharge of surface water from the Glan Llyn redevelopment site into Tata's private drainage system.

It is important to stress Natural Resources Wales ("NRW"), as the environmental and flood risk body for Wales, has already granted its consent under Section 23 of the Land Drainage Act 1991 for the installation of the proposed weir.

Accordingly, this application comprises the following documents:

- Application forms and Ownership Certificates;
- Cover letter (including details and assessment of the proposal);
- Location Plan (ref. 18669-RLL-24-XX-DR-O-0660 P02);
- Existing Site Plan (ref. 18669-RLL-25-XX-DR-O-0690 P02);
- Proposed Site Plan (ref. 18669-RLL-24-XX-DR-O-0651 P05);
- Ecology Information & Green Infrastructure Statement (ref. JN00474/TN02) (February 2025);
- Precautionary Method of Working Proposed Weir (ref. JN00474/TN03) (May 2025); and
- Drain 2 Temporary Weir Technical Note (ref. 18669-RLL-25-XX-RP-O-0693-P01) (February 2025)

The application fee of £460.00 has been paid by Revantage directly to Newport City Council ("NCC").

Background and proposal

Reserved Matters ("RM") consent was approved by Newport City Council ("NCC") for the infrastructure and landscaping associated with Phase 1 of the Glan Llyn regeneration site on 20 May 2011 (ref. 10/1298). The application included details of six weirs to be included at intervals along the length of a Blueway (known as Julian's Reen). A subsequent NMA (ref. 18/0469) to the RM consent amended drawings with the effect of removing the six previously proposed weirs. The NMA was approved on 12 July 2018. At the time, a technical

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note, prepared by PJA Engineering, justified the change and why the weirs would not function as they were meant to and their removal would be of little or no significance. NRW raised no objection to their removal. In accordance with this planning history, Julian's Reen has been implemented without weirs.

The RM consent was the subject of a further NMA (ref. 22/0957) which was approved in February 2023 for amendments to widen and raise the height of the footpath to the south of Western Park. That NMA is not considered to have any bearing on the proposals but should be noted.

Until such time as surface water from the site discharges directly to Monks Ditch (following the grant of a Discharge Permit from NRW), a temporary private arrangement is in place between Revantage and Tata whereby surface water is pumped into the adjoining Tata drainage network, as has been the position for many years. However, following recent discussions with Tata to extend this private arrangement beyond February 2025, additional monitoring of surface water quality is required prior to entering the Tata drainage system via Drain 2 South. This is not borne out of any direct concern about water quality, but rather the ability to better monitor incoming water to better understand peaks in some elements as part of Tata's reporting requirements. The nature of monitoring for these elements requires water to be more effectively 'held back' or 'penned'. This necessitates the temporary installation of weirs to achieve sufficient water volume to facilitate the additional monitoring. The introduction of a single weir is anticipated to be a temporary measure for as long as the Tata arrangement remains in place and removed once Glan Llyn's surface water drainage systems are fully operational (i.e. via Monks Ditch) – a period anticipated to be in the region of two years.

The proposed weir is simple in design and operation, as shown on the proposed drawings. The proposed weir will measure approximately 16.5m by 1.2m and seeks to achieve a water level of 4.5mAOD.

Informal pre-application engagement with NCC concluded that, in NCC's view, while the physical works proposed are minor the resultant effects are likely to be greater than material and as such would be unlikely to succeed under an NMA application and as such a full planning application was recommended. NCC advised the following specific issues were addressed in any future application(s):

- Ecology;
- Habitat loss / creation;
- Visual amenity; and
- Hydrological changes / flood risk.

In light of NCC's response above, Savills has since been instructed by Revantage to submit a new full planning application (this application) for the proposed temporary weir at Drain 2. As part of this application, an assessment of each of the issues noted above are considered below.

Assessment

Ecology

SK Environmental, as long-standing ecologists across the Site, were instructed to review and assess any impacts from the proposed installation of the weir upon ecological interests. A site walkover was undertaken along the reen where the proposed weir will be located.

The findings of the above survey is set out in a Ecology & Habitat Technical Note / Green Infrastructure Statement (ref. JN00474/TN02) and accompanies this application including further details with respect to ecology. The report concludes the following with respect to ecology:

Water voles – a thorough search for evidence was undertaken, and no such signs were found in the location of the proposed weir, crucially no borough entrances were found present.

Nesting birds – Some limited potential for nesting activities by birds is present within the young willow trees along this section of the reen.

Aquatic invertebrates and fish – neither formed part of the assessment, but are likely to be present.

The report concludes that impacts of the works are likely to be confined to the short term. It further notes that the purpose of the works is to better manage water levels, which in turn will benefit wildlife, in particular water voles. The works are not considered to hinder movement of animals along the reed and stabilising the water levels to ensure both adequate water levels in summer and avoidance of flood in winter will be a beneficial impact of the works.

The removal of vegetation to facilitate and carry out earthworks in a very small section of the reed is acknowledged and the remainder of the section of reed will not be impacted by the physical works. Ecological impacts are limited to potential pollution and increased sediment run-off. The report concludes that a construction ecological management plan must be put in place to facilitate works in a manner that avoids these impacts, as these may impact aquatic invertebrates and any fish present, which in turn may impact other species. Accordingly, a Precautionary Method of Working (ref. JN00474/TN03) accompanies this submission and seeks to ensure ecological interests are protected during the construction of the weir.

Maintenance of habitat in the reeds is managed in accordance with the Ecological Management Plans as required under condition 23 (Ecological Management Plan) attached to the Outline Planning Permission ref. 06/0471. Adequate management and protection of ecological interests is therefore controlled via the EMPs.

In conclusion, the proposed development is considered to accord to Policy GP5 (Natural Environment) of the LDP by suitably managing biodiversity and ecological interests.

Habitat loss / creation

SK Environmental have conducted a recent survey of the habitat affected (i.e. between the weir and the penstock) for Drain 2 and concluded that they are confident ecological interests can be managed as per the above. As a result of the proposal, there will be no unacceptable impact upon any habitat.

Paragraph 1.13 of the Ecology & Habitat Technical Note / Green Infrastructure Statement (ref. JN00474/TN02) states that the reed section in question is already in place, as is a management plan and plans to plant it up with species suitable for water voles. The small-scale nature of the development, with a footprint only covering the weir works, means it is impractical to install any additional features for the benefit of wildlife. The report also notes that the reduction of fluctuation in water levels is what creates a benefit for fauna in this location.

In conclusion, the proposed development is considered to accord to Policy GP5 (Natural Environment) of the LDP by suitably managing habitats.

Visual amenity

As shown on the accompanying drawings, the proposed weir will be located within the reed and will result in very little changes in terms of visual amenity (see indicative image (i) on Drain 2 Temporary Weir Proposal drawing (ref. 18669-RLL-24-XX-DR-O-0651 P05)). Owing to the weir being embedded within the reed together with the established landscaping and boundary treatments, the weir is likely to be screened from the surrounding area, and thus reducing any potential visual amenity impacts. Any increase in water level that may arise is considered to be of limited impact and reflects how the reeds were designed to accommodate differing water levels.

There is not considered to be any implications of the reed from a visual amenity perspective. On this basis, it is considered that the proposal is found to be acceptable in terms of visual amenity and in accordance with Policy GP2 (General Amenity) and Policy GP6 (Quality of Design) of the LDP.

Hydrological changes / flood risk

A Drain 2 Temporary Weir Technical Note (ref. 18669-RLL-25-XX-RP-O-0693-P01) prepared by Rodgers Leask accompanies this application and sets out the implications of the proposal on the drainage network and also considers flood risk. A summary of the position is set out below, however, the accompanying note should be referred to for full technical details in respect of flooding.

Water levels

At present water levels in reens is controlled by the rate in which Tata are able to discharge water from the Tata Middle East West Ditch (MEWD) into the Severn Estuary via their consented discharge. This subsequently influences the amount of water that is able to leave the site through Drain 2 (south). The invert level of the discharge position in Drain 2 South is 3.5mAOD and this is the theoretical minimum surface water level on the residential side of the development. The invert level of the reens on site is 3.1mAOD, the proposed water level is 4.5mAOD.

The approved planning drawings (reliant on approval of the Discharge Permit) show a normal operating level between 3.4mAOD and 4.5mAOD, severe storm levels of 5.3mAOD and a flood level of 6.5mAOD. The installation of the weir infrastructure is therefore within the normal water level range at 4.5mAOD.

Flood risk

At present the reen network is in an intermediate state where water levels agreed through planning (outline planning permission ref. 06/0471) have not been achieved. The approved strategy shall maintain a minimum water level of 3.4mAOD in all reens. To achieve the proposed approved water levels a Discharge Permit is required and thus mechanical control of the on-site surface water levels prior to pumped discharge into Monks Ditch. Infrastructure to discharge surface waters into Monks Ditch is in place and primed for operation, however water quality must be sufficient to allow for discharge into the Main River. Discussions are ongoing between Revantage / Indurent and NRW to agree permits to allow surface water to discharge into Monk's Ditch from both Indurent Park Newport (Drain 5 (north)) and Glan Llyn (Drain 2 (south)). Surface water monitoring data, to support a future submission to connect the pumping system to Monk's Ditch, is being collected on a fortnightly basis at a number of monitoring locations within the Site's surface water drainage system.

The introduction of the weir would not cause flood risk concerns as the weirs are capable of being overtopped at a certain level and sluice gates opened.

In conclusion, the proposed development is found acceptable when assessed against Policy SP1 (Sustainability), Policy SP3 (Flood Risk) and Policy GP7 (Environmental Protection and Public Health).

Summary

Informal pre-application discussions with NCC have indicated the need for full planning permission for the installation of a temporary weir within Drain 2. A temporary weir is necessary to facilitate additional water quality monitoring to continue the pumped discharge arrangement into Tata's private drainage system, until such time as surface water from the site can be discharged directly via Monk's Ditch.

The information included to support this submission is considered proportionate to the proposals to allow the timely determination of the application. As assessed above, the proposal to introduce the weir at Drain 2 is considered acceptable and is considered compliant with the relevant regulations, national and development plan policies (in so far as they are applicable) and it follows that there is full justification for approval of the application and the grant of planning permission.

I trust that the enclosed is in order and look forward to receiving confirmation that the application has been registered and validated in due course. Should you require any further information to support the application, please do not hesitate to contact me.



Yours faithfully,

Savills

Joshua Price
Associate

Enc. As above