

Ein cyf/Our ref: CAS-288501-H0W3
Eich cyf/Your ref: 25/0375

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 02 October 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: ERECTION OF A 66 NO, BEDROOM CARE HOME (USE CLASS C2) FOR OLDER PEOPLE WITH ASSOCIATED ACCESS, PARKING. LANDSCAPING AND ANCILLARY BUILDINGS

**LLEOLIAD/LOCATION: LAND FORMERLY KNOWN AS WHITEHEAD WORKS
MENDALGIEF ROAD NEWPORT SOUTH WALES**

Thank you for reconsulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 16 September 2025.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following conditions to any planning permission granted:

Condition 1-3: Land Contamination

Condition 4: Pollution Prevention

Please note, without the inclusion of these conditions we would object to this planning application. Further details are provided below.

European and Fully Protected Species

We note additional information has been submitted regarding bats, namely 'Bat Emergence Survey, Mendalgief Road, Newport, South Wales' revision 001, reference: LNT001-019-006/001/001 by Thomson Environmental Consultants dated 08/08/2025. We note that this information submitted in support of the above application has identified that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

We recommend that you discuss the need to secure further measures/ avoidance measures with your internal ecological advisor.

We advise liaison with your internal ecological advisor regarding other species.

Land Contamination, Pollution Prevention and Flood Risk

We refer you to our advice and request for conditions regarding Land Contamination, Pollution Prevention and Flood Risk as set out in our pre-application response dated 24th July 2025, our reference: CAS-283526-S4Z9, attached for ease of reference.

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.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Annabelle Evans

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.