

Date: 1st November 2018

Our Ref: 16.563

Geraint Roberts
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Dear Geraint,

**Town and Country Planning Permission Act 1990 (as amended)
Discharge of Conditions 11 (Human Health), 12 (Recreation Areas), 13 (Open Space Management Scheme), 19 (Contamination & Ground Remediation – Unexpected Contamination (Appropriate Assessment) & 20 (Contamination – Imported Material (Appropriate Assessment) relating to planning application 13/1279 for the development of 251no. dwellings and associated works at land to the south of Glan Usk School, Herbert Road, Newport
Planning Portal Reference: PP-07229049**

Asbri Planning Ltd is appointed as planning agent to Engie in respect of the above discharge of condition application. This application seeks approval of details reserved by

The application has been submitted via Planning Portal and the submission documents are listed below. The following details are submitted:

Document name	Provided by
Application Form	Asbri Planning
Location Plan	
Condition 11	
See text below	Terra Firma
Condition 12	
Phasing Plan	Keepmoat
See text below	Asbri Planning
Condition 13	
Management strategy for the maintenance Of areas of formal and informal open space	Pobl
Condition 18	
See text below	Terra Firma
Conditions 20	
Report	Terra Firma

Condition 11

Our Geotechnical and geo-environmental report for Phase 1 did not identify any risks to the aquatic environment and therefore assessment of the groundwater was not deemed relevant.

Samples of soil were taken from across the site during the site investigation. Our investigation and sampling was performed in accordance with BS5930. Initially a desk study and preliminary risk assessment were performed to identify potential sources or contamination, contamination pathways and potential receptors. The desk study did not identify any particular potentially contaminative use, just a few buildings of unspecified use and a house.

Soil sampling and testing was then performed in accordance with the findings of the preliminary risk assessment to determine if any contamination was indeed present on site, and if any risks to human health and therefore groundwater/surface water was present.

Soil samples taken from the Phase 1 site identified only one occurrence of asbestos. No metals, organics or inorganics were present at levels above residential soil guideline values. At these low levels no substance are deemed to present a risk from leaching, as leachate levels would similarly be very low/acceptable.

As no potentially leachable contaminants were identified it was concluded that site soils did not present a risk to groundwater or the River Usk. Groundwater sampling and testing was therefore not necessary.

Condition 12

This conditions does not relate to phase one of the scheme as there are no formal or informal recreational areas to be developed within phase one. This is demonstrated on the phasing plan submitted in support of the application.

Condition 18

The Geotechnical and Geo-environmental investigation - Report 12032P1 dated February 2017 - included the chemical testing of soils on the Phase 1 site and human health risk assessment. The assessment compared results of soil samples taken from the Phase 1 area to regulatory guidelines for a residential end use and it was found that all substances were present at acceptable concentrations. This meant that there were not considered to be any risks presented to groundwater or the River Usk from site soils as no source of contamination had been identified. No remedial measures were therefore deemed necessary.

Due to the lack of soil and groundwater contamination there was no requirement for further investigation works, and no requirement for long term monitoring.

The site investigation has therefore confirmed that condition 18 is not relevant to the site.

The planning fee of £95 will follow. I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours Sincerely,



Liam Griffiths
Graduate Planner
Asbri Planning Ltd.