

Ein cyf/Our ref: CAS-282583-Y8B6
Eich cyf/Your ref: 25/0453

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 01 July 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: INSTALLATION OF A TEMPORARY WEIR AT DRAIN 2

**LLEOLIAD/LOCATION: GLAN LLYN DEVELOPMENT SITE QUEENSWAY LLANWERN
NEWPORT SOUTH WALES**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 12 June 2025.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant pollution prevention. If this information is not provided, we would object to this planning application. Further details are provided below.

Pollution Prevention

We welcome that a Construction Environmental Management Plan (CEMP) will be produced to ensure no impacts from pollution and increased sediment run-off. This would need to include details of mitigation measures which will be implemented to avoid any adverse impacts to the SSSI reën and ditch during construction. We advise the following is considered in any CEMP to be agreed via condition.

- No development, including site clearance, shall commence until a site wide or phase Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:
- Construction methods: details of materials, how any waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas and any watercourse or surface drain.
- Biodiversity Management: details of species and habitats protection, avoidance, and mitigation measures.

- Control of Nuisances: details of restrictions to be applied during construction including timing, duration, and frequency of works; measures to control light spill.
- Pollution Prevention Plan: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details. The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development or phase of development or specified activity and implemented for the protection of the environment during construction.

We advise that the applicant use the guidance outlined in the following documents to form this CEMP: [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance for your business.](#)

We welcome the pollution prevention and ecological management outlined in the Precautionary Method of Working. All works should be carried out in accordance with this document.

Flood Risk and Drainage

We note that the applicant has already obtained a Land Drainage Consent (LDC) from NRW and therefore have no further comment to make on this.

Further Advice

We advise that it is essential that Drain 2 after decommissioning of the weir in question is retained as a back-up arrangement with the existing penstock as a point of emergency control to discharge excess floodwaters within the development site, even though ultimately all surface water discharges will be via the pumped system into the Monk's Ditch.

During the December 2021 floods re-opening of Drain 2 was critical to enable the reduction of high levels within the development's re-en network in addition to us allowing the surface water pumping station to operate under an emergency instruction.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

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,

Lindy Marshall

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.