

Ein cyf/Our ref: CAS-288104-C7D3
Eich cyf/Your ref: 25/0713

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 17 October 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: PARTIAL DISCHARGE OF CONDITION 28 (VERIFICATION) (PART 2 ONLY) OF 06/0471 REDEVELOPMENT OF THE SITE TO CREATE A MIXED USE URBAN EXTENSION (IN RELATION TO PHASE 4H PLOTS 160-172 AND 177-183 ONLY)

LLEOLIAD/LOCATION: PHASE 4H GLAN LLYN DEVELOPMENT SITE QUEENSWAY LLANWERN NEWPORT SOUTH WALES

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 regarding land contamination. If this information is not provided, we would object to this planning application. Further details are provided below.

We note from the submitted information that no information on the drainage layer has been submitted for this application. Therefore at present, we are unable to comment on the discharge of the submitted condition.

In addition, we note that this particular application is only in relation to selected plots as per the screenshot below:



We would discourage this approach to discharging the above condition, as the drainage layer is laterally extensive and should cover the plot as a whole.

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

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

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.