

27 June 2025

VIA PLANNING PORTAL WALES



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Newport City Council
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Dear Sir/Madam,

PHASE 4B/5D, GLAN LLYN REGENERATION SITE, NEWPORT

APPLICATION FOR THE APPROVAL OF CONDITION 27 OF OUTLINE PLANNING PERMISSION REF. 06/0471

PLANNING PORTAL WALES REF. PP-14134949

On behalf of Revantage Real Estate ("Revantage") (incorporating St. Modwen Developments Limited), Savills is instructed to submit an application to discharge Condition 27 of outline planning permission ref. 06/0471 relating to Phase 4B/5D only.

Accordingly, please find enclosed:

- Glan Llyn, Newport Phase 4B & 5D Remediation Strategy (June 2025) (ref. 18669-RLL-24-XX-RP-O-0587-P02 Rev P02) and various appendices prepared by Rodgers Leask Limited; and
- Glan Llyn, Newport Phase 4B & 5D Desk Study & Phase 2 Geo-Environmental Report (June 2025) (ref. 18669-RLL-22-XX-RP-O-0328-P03 Rev P03) and various appendices prepared by Rodgers Leask Limited; and
- Phase 4B & 5D Controlled Waters Detailed Quantitative Risk Assessment Addendum (20/06/2025) (ref. 18669-RLL-24-XX-RP-O-0591 Rev P02) and various appendices prepared by Rodgers Leask Limited.

A Site Location Plan (ref. 18669-RLL-22-XX-DR-O-0323 Rev P03) has been submitted with this application to confirm the extent of land to which this application relates.

Payment of the £115.00 application fee has been made to Newport City Council via Planning Portal Wales.

I trust that the enclosed is in order and I look forward to receiving confirmation that the application has been validated. If there is anything I can do to assist or accelerate your consideration of this application, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink that reads "Savills" followed by a stylized flourish.

Joshua Price
Associate

Enc. As above

