

Technical Note

Project:	P24-299 Glan Llyn, Phase 4B5D
Subject:	Phase 4B5D - Piling Risk Assessment
Report Ref:	251166-RLL-25-XX-RP-O-0001-P01-S0
Date:	08 December 2025
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1 Introduction

Rodgers Leask Ltd (RLL) has been commissioned by St Modwen Homes Ltd to provide engineering services in support of the proposed residential development within Phase 4B5D of the Glan Llyn development on the former Llanwern Steelworks site (shown on Roberts Limbrick drawing R9093-RLA-25-XX-DR-A). This Technical Note has been prepared to support the application to discharge the planning condition relating to the risks posed to groundwater underlying the Site from piling operations.

Phase 4B5D (hereon referred to as the 'Site') is situated near the centre of the residential part of the wider Glan Lyn development, which comprises part of the former Llanwern Steelworks. It is proposed that the Site will be redeveloped for a residential end use. Due to the ground conditions, a piled foundation solution (concrete driven piles) is proposed for all structures; these are to be piled through the Made Ground and Tidal Flat Deposits into the underlying Mercia Mudstone Group.

This Technical Note provides a summary of the Site setting and background information to assess the risks of piling to the groundwater receptors beneath the Site. The Site has previously been assessed in accordance with the procedures identified in the Environment Agency's Land Contamination Risk Management (LCRM, updated from CLR11 'Model Procedures for the Management of Land Contamination') guidance; this document builds on the recommendations of those previous reports. This assessment has considered the Natural Resources Wales (NRW) and Welsh Local Government Association's document 'Development of Land Affected by Contamination: A Guide for Developers', the Environment Agency's guidance 'Piling into Contaminated Sites' (in the absence of specific NRW guidance) as well as the 2025 CL:AIRE guidance on Piling and Penetrative Ground Improvement Methods on land Affected by Contamination: Guidance on Pollution Prevention.

2 Sources of Information

The following reports (in chronological order) have been read in preparation of this risk assessment.

- Llanwern, Site Wide Controlled Waters Detailed Quantitate Risk Assessment, ref. 5111373-LLA-OUT-0257 rev 3.0, Atkins, dated 2017 (first issue date June 2016).
- Glan Llyn CWDQRA Update, ref. 18669-RLL-19-XX-RP-O-0006_Rev A, RLL, dated August 2019.
- Phase 4B5D Desk Study & Phase 2 Geo-Environmental Interpretative Report, ref 18669-RLL-22-XX-RP-O-0328 P03, RLL, dated June 2025
- Former Llanwern Coking Works Remediation Strategy and Implementation Plan, Revision G, Vertase FLI, dated February 2023.
- Verification Report (Human health) for Remediation phase 2, ref 1910STM Rev A, Vertase FLI, dated May 2024.
- Glan Llyn, Phase 4B5D Remediation Strategy, ref 18669-RLL-24-XX-RP-0587 P03 dated October 2025.
- Glan Llyn: Soils Validation Strategy for Protection of Controlled Waters Hannah Fraser Consulting Ref. 30937 R2, dated December 2024

3 Site Description and History

The Site is located within the Glan Llyn development at the former Llanwern Steelworks, approximately 4km to the east of Newport City Centre, at approximate National Grid Reference 335990E, 186950N. The Site is irregular in shape, covers an area of approximately 3.10ha, and is located in the approximate centre of the wider Glan Llyn development. The Site historically housed part of the coal stockyard alongside amenities, conveyors, travelling booms and part of the benzole refinery in the east.

Historically, the Site comprised three structures associated with Decoypool Farm, part of a Decoy Pool (marshy pond) which was surrounded by deciduous woodland and an orchard in the northeast. The remaining parts of the Site comprised agricultural land segregated into four fields by hedgerows and drains, with a foot bridge in the south, until 1967 when the Site formed part of Llanwern Steelworks, when the Site housed a conveyor network with associated travelling boom and hoppers and a bag filter plant.

Remediation comprising removal of unsuitable material identified as part of the ground investigation has been undertaken and this was followed by a turnover of Made Ground to prepare a reengineered plot suitable for onward residential development.

4 Ground Conditions

4.1 Published Information

Information pertaining to underlying ground conditions has been obtained via the British Geological Survey's (BGS) Onshore Geoindex¹.

¹ <http://mapapps2.bgs.ac.uk/geoindex/home.html> (accessed May 2025)

The published geological information shows the Site to be void of Made Ground. However, due to the Site's history, Made Ground is likely to be present associated with the previous development and subsequent demolition.

Superficial deposits are shown to comprise Tidal Flat Deposits.

Tidal Flat Deposits are described by the BGS as *'unconsolidated sediment, mainly mud and/ or sand. They may form the top surface of a deltaic deposit. Normally a consolidated soft silty clay, with layers of sand, gravel and peat.'*

The underlying bedrock is shown to be the Mercia Mudstone Group.

The Mercia Mudstone Group is described by the BGS as comprising *'predominantly red, less commonly green-grey, mudstones and subordinate siltstones with thick halite bearing units in some basal areas. Thin beds of gypsum/anhydrite are widespread; sandstones are also present'*.

There is a fault approximately 500m north-east of the Site which trends roughly north to south and extends northwards away from Site.

4.2 Proven Ground Condition Summary

The ground conditions encountered prior to remedial earthworks comprised Made Ground overlying Tidal Flat Deposits, overlying the Mercia Mudstone Group. Concrete structures, piles and areas of fused slag were encountered during the investigations across the phase.

The ground investigations comprised the following scope of works:

Summary of Historical Exploratory Holes within the Site Boundary	
Report	Exploratory Holes
BSL (2019)	CPB7, CPBR9, CPB13, CPB18,
RLL (2021) - 4b/5d	35 Trial Pits (U14, U12, T14, S15, S14, R18, R15, R14, Q17, Q14, P16, P15, P14, V21, V20, V19, V18, V17, V16, V14, V13, V12, V11, V10, U19, U16, U15, U11, U10, T18, T15, T13, T12, T10 and S16)
RLL (2023)	1 Cable percussion borehole (5D4B EXO-01)

Details of the strata encountered are presented in the Phase 4B5D Desk Study and Ground Investigation Report.

The depths given are from ground level as it existed at the time of the investigation. Detailed descriptions are presented on the logs within the respective factual reports. The depths and descriptions have been updated to take into account the results of grading analysis.

Summary of ground conditions encountered.			
Strata Encountered	Average Depth to top of strata (m bgl) [range, m bgl]	Average Depth to base of strata (m bgl) [range, m bgl]	Average thickness of strata (m) [range, m]
MADE GROUND Encountered in all exploratory holes and generally comprised dark brown/grey slightly clayey, fine to coarse sandy gravels with low to high cobble content and occasional boulders. Gravel content included concrete, brick, clinker, slag, sandstone and quartzite. Fragments of plastic and wood were also observed. Some exploratory holes encountered and refused on concrete obstructions and fused slag within the Made ground.	0.0	1.93 [0.1 – 3.1]	1.93 [0.1 – 3.1]
TIDAL FLAT DEPOSITS Encountered as variable deposits of clays, silts and sand/ gravel. However, the following general succession was encountered across the site:			
Soft to firm brown/ bluish silty CLAY localised occasional decayed rootlets were noted*.	2.06 [1.55–3.10]	3.01 [2.05-5.4]	1.03 [0.1-2.3]
Very soft to firm, brown becoming dark brown, slightly silty, clayey, fibrous PEAT.	3.17 [2.05-5.40]	5.15 [4.2-7.95]	1.98 [1.2-2.65]
Very soft to firm, light brown / dark brown to black, fibrous PEAT with pockets of silty clay.	4.45 [4.2-4.7]	8.68 [6.6-10.9]	4.23 [1.9 – 6.2]
Soft bluish/Light greenish grey slightly sandy silty CLAY occasional lenses of peat.	6.85 [6.6 – 7.1]	7.90 [7.6-8.2]	1.05 [1.0 – 1.1]
Loose to medium dense light grey slightly gravelly SAND. Gravel is sub -angular fine to medium sandstone.	7.6	8.0	0.4
MERCIA MUDSTONE GROUP Extremely weak, reddish brown mottled light grey MUDSTONE, recovered as sandy gravel. Interpreted as Zone II after Spink & Norbury (1993) and Chandler (1969).	10.10 [9.5–10.9]	12.68* [10.3-20.0 *]	2.58 0.6 – 9.9
* With the exception of the 2023 ground investigation BH recorded pre remedial depths of Made Ground. **Maximum depth proven			

4.3 Earthworks Summary

Remedial earthworks were undertaken in two separate stages the eastern part of the site was completed by Vertase FLI Ltd and the western part by McCarthy Contractors (Bridgend) Ltd.

The earthworks generally comprised:

- Site clearance
- Excavation of Made Ground to natural underlying Tidal Flat Deposits in the McCarthy working area, or excavation to a level of 2m below finished floor levels in the Vertase FLI area.
- Removal from site Made Ground with evidence of gross visual and olfactory contamination;
- Removal of below ground obstructions in their entirety in the McCarthy working area, or to base of excavation in Vertase FLI area;
- Cropping of piles to the level of the underlying Tidal Flat Deposits in they McCarthy working area, or based of excavation in the Vertase FLI area;
- Re-engineering of Made Ground;
- In situ geotechnical testing;
- Soft spot excavation; and
- Monitoring for compliance with relevant specifications.

In line with the respective Remediation Strategies for the Site, earthworks have been completed whereby Made Ground was excavated to the level of the underlying natural geology in the McCarthy working area, or excavation to a level of 2m below finished floor levels in the Vertase FLI area, then re-engineered to formation levels. The earthworks facilitated the removal of obstructions (excluding supporting piles and sheet piles) whilst forming a consistent development platform.

5 Groundwater

5.1 Published Information

Published geological information, available from the British Geological Survey website² indicates that the underlying Tidal Flat Deposits are classified as Unproductive Strata, which are defined by the Environment Agency as *'deposits with low permeability that have negligible significance to water supply base flow'*. The Mercia Mudstone Group is classified as a Secondary B Aquifer, which is defined as comprising *'predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of former non-aquifers'*.

The uppermost layers of the Mercia Mudstone Group recorded across the wider site have been described as clay/ mudstone rather than one of the sandstone dominated layers, and is not expected to yield abstractable volumes of water in its uppermost layers, as such it may also be considered Unproductive Strata.

² <https://mapapps.bgs.ac.uk/geologyofbritain/home.html> (Accessed May 2025)

5.2 Recorded Conditions

Regional groundwater was encountered in one of the exploratory holes within Phase 4B5D, however, perched water was encountered towards the base of the Made Ground perched on top of the natural clay of the Tidal Flat Deposits at 0.60 to 2.11m below ground level.

This is consistent with the Controlled Waters Detailed Quantitative Risk Assessment (CWDQRA). The CWDQRA reports that natural groundwater is typically encountered within the basal gravelly fine to coarse sand of the Tidal Flat Deposits at approximately 9.0mbgl, with a rest water level of approximately 2mbgl.

The Controlled Waters Risk Assessment for the wider site concluded that regional groundwater flows towards the River Severn estuary, existing within the base of the Tidal Flat Deposits (confined to the basal sand layers) and the Mercia Mudstone; and is likely hydraulically confined from the shallow perched waters of the Made Ground due to the low permeability of the upper clay-rich Tidal Flat Deposits (TFD).

The shallow perched waters of the Made Ground is reported to flow towards the drainage lakes and reens that runs through the wider site. Monks Ditch, a main river, flows across the wider site discharging into the River Severn estuary and is considered to be the controlled water receptor as the approved drainage strategy for the Site discharges to Monks Ditch. There is no existing surface connection to Monks Ditch.

It should be noted that the Site does not lie within a groundwater Source Protection Zone. Furthermore, the local groundwater is likely to be impacted by intrusion from estuarine water and potentially by the industrial legacy of the wider surrounding area.

5.3 Controlled Waters Risk Assessment

It is understood that the Controlled Waters Risk Assessment report for the wider site concluded that the regional groundwater beneath the Site was considered to be a pathway, with the Severn Estuary as the nearest receptor.

In summary, previous reports have shown that there is not a viable groundwater resource below the Site. Groundwater within the Site area is understood to exist as follows:

- Shallow perched groundwater – sporadic across the Site within the Made Ground, perched above the cohesive Tidal Flat Deposits.
- Regional groundwater – within the basal sand at the base of the Tidal Flat Deposits and Mercia Mudstone Group.

6 Piling Risk Assessment

6.1 Human Health

Risks to Human health for end-users will be mitigated through the presence of construction materials overlying the Made Ground (i.e., hardstanding and sub-base) or clean cover in gardens and areas of landscaping.

6.2 Controlled Waters

The engineering works and installation of hardstanding and drainage infrastructure will reduce the risk of future infiltration and mobilisation of contaminants. Due to the soft, compressible nature of the underlying Tidal Flat Deposits, a concrete driven piled solution (displacement piling) is likely required as the foundation solution for the development. The installation of driven piles is not considered to create new pathways for the following reasons.

- No spoil is generated during the installation of the piles and the installation process will densify the surrounding geology as it is displaced laterally during insertion, resulting in reduced permeability around the piles, effectively creating a seal.
- The soft cohesive nature of the Tidal Flat Deposits will result in a smear zone when the pile is driven into the ground as a result of the displacement of material. The piling methodology and geology of the Site effectively creates a seal around the piles thus preventing vertical movement between the shallow and deeper groundwater bodies.
- It is also known that cohesive strata will swell against a driven pile, further decreasing the risk of a pathway developing.
- Further evidence for an effective seal is demonstrated by the sub-artesian regional groundwater being unable to travel upwards via existing piles; the evidence comes from the lack of groundwater seepage observed around pre-existing piles during reclamation works, when it is known that water is confined within the Tidal Flat Deposits.
- There is the possibility of some contamination being dragged down on the toe of a pile. This is likely to be a very small amount of material, it is unlikely to reach a depth where it may come into contact with regional groundwater; and the regional groundwater is considered to be a pathway to the estuary and not a receptor (thus its environmental setting will not have been significantly altered).

Once constructed, the potential for the piles to create new pathways is considered to be negligible due to the cohesive nature of the surrounding geology. It is understood that driven piles were used extensively during the construction of the former steelworks and have more recently been used throughout current developments, so there are numerous historical and recent precedents for this foundation solution.

6.3 Ground Gas

With respect to risks from ground-borne gas, which is known to occur in the peaty layers of the Tidal Flat Deposits, we do not believe that piles will act as a pathway for the reasons provided (i.e., clay will smear on the pile and swell to form a seal).

A post reclamation site-specific ground gas assessment is recommended, comprising a programme of shallow ground gas monitoring following the turnover of the Made Ground to natural geology and reengineering of the site won Made Ground to formation levels. The classification of the Site will depend on the competency of the upper clay of the Tidal Flat Deposits. Radon protection measures are not required.

Precast concrete driven piles are proposed for future properties. NHBC guidance NF94 entitled Hazardous Ground Gas – an essential guide for housebuilders (April 2023), states that concrete driven piles are not considered to present a risk of forming a preferential pathway for gas migration. Therefore, the proposed driven piles will not impact the findings of the post reclamation gas risk assessment.

7 CL:AIRE– Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention

7.1 Introduction

The guidance published in 2025 builds on recent research into the effects of piling on contamination migration and includes a better understanding of the risk posed by increased turbidity in aquifers caused by piling works. This guidance includes bearing pilers such as pre-cast driven concrete piles proposed for this site.

7.2 Pollution Scenarios

The guidance defines seven potential pollution scenarios related to foundation works and considers the generic and method-specific risks that may arise under each of these scenarios. Table 14.1 from the guidance is reproduced below and confirms that in general displacement piles carry relatively low risks, compared to other methods (In the table A indicates negligible risk, B low risk, C moderate and D is high risk.). Nevertheless, risks vary from scenario to scenario and from method to method, so additional assessment is provided below.

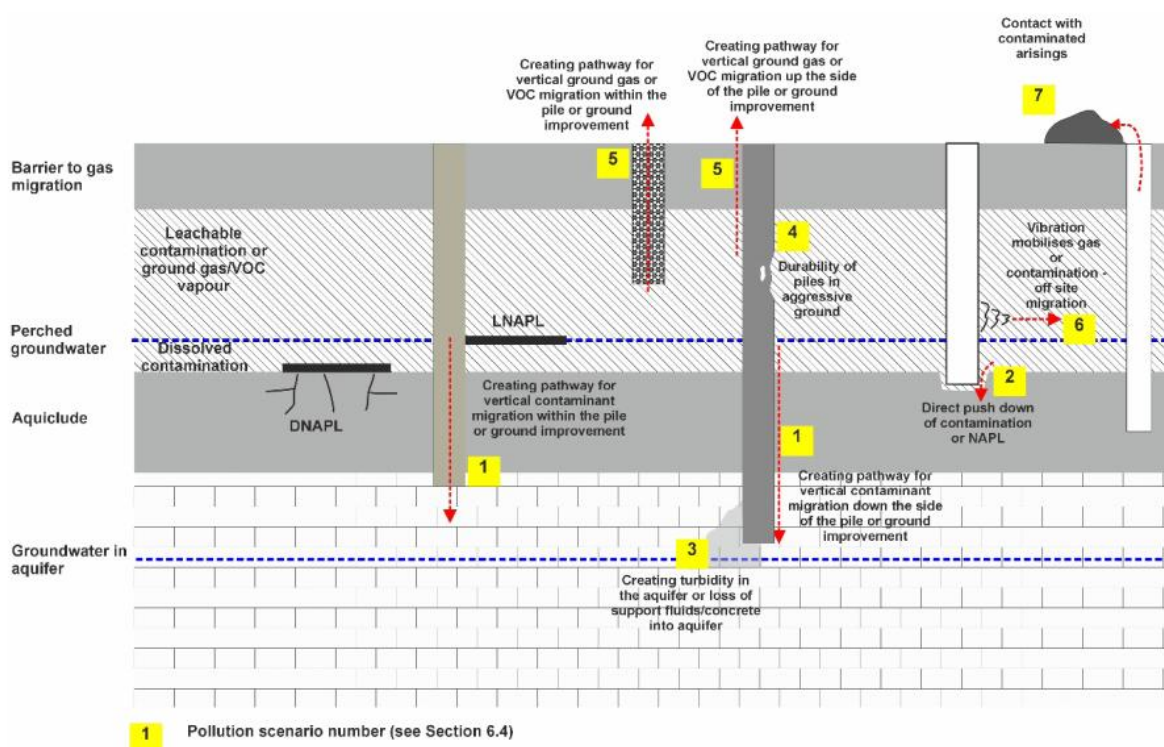
Table 14.1 extracted from CL:AIRE Guidance presenting indicative hazards for piling and ground improvement

Pollution scenario	Displacement piles	Replacement piles	Sheet piles	Penetrative ground improvement	Prefabricated vertical drains
1: Creation of preferential pathways, through a low permeability layer, to cause contamination of groundwater in an aquifer.	A-D (dependent on details of method)	A-C (dependent on details of method)	A-B	D (stone columns) A (vibro concrete columns)	D
2: The driving of solid contaminants down into an aquifer during pile driving.	A-B	A	A	A	A
3: Contamination of groundwater and, subsequently, surface waters by concrete, cement paste or grout.	A	C-D (dependent on details of method)	A	A (stone columns) D (vibro concrete columns)	A
4: Direct contact with contaminated soil or leachate causing degradation of pile materials.	A-C (dependent on pile materials and contaminants)	A-C (dependent on pile materials and contaminants)	A-C	A-B (dependent on pile materials and contaminants)	A
5: Creation of preferential pathways to allow migration of landfill gas or contaminant vapours to surface.	A	A	A	C (stone columns) A (vibro concrete columns)	D
6: Causing off site migration of ground gas or increased vertical emissions as a result of vibration or other effects from the pile installation process.	A-B	A	A	A-B	A
7: Direct contact with contaminated soil arisings which have been brought to the surface.	A	B-C (dependent on contaminants)	A	A	A

7.3 Assessment of Specific Risks

Section 5 of the guidance sets out the range of potential hazards from piling, which are summarised in the diagram below, taken from Figure 5.1 of the guidance.

Figure 5.1 repeated from the CL:AIRE Guidance indicated potential hazards



Using figure 5.1 we can assess the risk pathways for each of the seven pollution scenarios

No.	Mechanism	Assessment	Ref from CL:AIRE Guidance ³	Risk
1	Creation of preferential pathways, through a low permeability layer, to cause contamination of groundwater in an aquifer.	The soft cohesive nature of the Tidal Flat Deposits will result in a smear zone when the pile is driven into the ground as a result of the displacement of material. The piling methodology and geology of the Site effectively creates a seal around the piles thus preventing vertical movement between the shallow and deeper groundwater bodies.	7.2	B Low
2	The driving of solid contaminants down into an aquifer during pile driving.	There is the possibility of some contamination being dragged down on the toe of a pile. This is likely to be a very small amount of material, it is unlikely to reach a depth where it may come into contact with regional groundwater; and the regional groundwater is considered to be a pathway to the estuary and not a	8.2	B Low

³ Relevant sections of the CL:AIRE Guidance are repeated below for ease of reference

No.	Mechanism	Assessment	Ref from CL:AIRE Guidance ³	Risk
		receptor (thus its environmental setting will not have been significantly altered).		
3	Contamination of groundwater and, subsequently, surface waters by concrete, cement paste or grout.	The concrete piles are pre-cast and no wet concrete will be used. Furthermore, the joints between segments of pile will be mechanical.	9.1	A Negligible
4	Direct contact with contaminated soil or leachate causing degradation of pile materials.	Acidic and or high sulphate content in the Made ground could potential degrade the piles over time. However the grade of concrete specified for the piles will be selected to resist these conditions on site. Additionally, the Tidal Flat Deposits provide a barrier to vertical groundwater movement and are not acidic. The cohesive nature of the Tidal Flats and upper layers of the Merica Mudstone will tend to swell to close any opening s that could occur from degradation.	10.1	A Negligible
5	Creation of preferential pathways to allow migration of landfill gas or contaminant vapours to surface	A post reclamation site-specific ground gas assessment is recommended, comprising a programme of shallow ground gas monitoring following the turnover of the Made Ground to natural geology and reengineering of the site won Made Ground to formation levels. Precast concrete driven piles are proposed. NHBC guidance, states that concrete driven piles are not considered to present a risk of forming a preferential pathway for gas migration. Therefore, the proposed driven piles will not impact the findings of the post reclamation gas risk assessment.	11.1	A Negligible
6	Causing off site migration of ground gas or increased vertical emissions as a result of vibration or other effects from the pile installation process.		12.5	A Negligible
7	Direct contact with contaminated soil arisings which have been brought to the surface.	The driven piles will displace the surrounding soil, thus no arisings will be generated.	13.1	A Negligible

Section 7.2

The soil surrounding the pile is densified and high stresses are induced in the surrounding ground when driving displacement piles. These stresses increase with size of pile and magnitude of displacement. In most soils these stresses will tend to force the soil to close up around the pile shaft, which means that the development of preferential flow paths around the outside of the piles is, in general, unlikely. This has been confirmed by research.

Section 8.2

Driven displacement piles may potentially drag down contaminated material as they penetrate underlying strata. This drag down may occur by a frictional mechanism along the shaft of the pile, or by pushing material ahead of the pile shoe. However, researchers at the University of Sheffield and others have shown that the risk of this is low, especially with conical tips. Material dragged

down by shaft friction is unlikely to be displaced by more than a few centimetres, and theoretical calculations by Boutwell et al. (2000) indicate that at most a few kilograms of soil may be pushed ahead of the pile shoe.

Section 9.1

Loss of wet concrete, cement paste or grout may occur, but only in fast-flowing groundwater.

Section 10.1

There are examples where aggressive ground conditions have caused structural issues in below ground concrete, predominantly associated with high sulphates and acidity, but no known examples where this has caused contaminant migration.

Section 11.1

There are no known sites where the installation of piles or ground improvement has resulted in an incident with increased gas or vapour concentrations inside buildings or other structures off site. On sites with low gas generation potential, the main limitation is the source itself in that it is not likely to be able to generate sufficient gas to sustain the rate of gas migration required to pose a risk to off site receptors (gas has to be continuously replenished to support off site migration).

Section 12.5

Ground improvement is designed to densify the ground and therefore there is the risk of reduced volume of space for gas. The gas is far more likely to migrate up the stone columns than any distance horizontally. Therefore gas migration off site is not considered to be a significant risk when installing stone columns. For other types of improvement, the vibration is not sufficient or prolonged enough to cause significant volumes of gas to migrate off site.

Section 13.2

Displacement piling will not generally create arisings that need to be managed.

8 Conclusion

The hydrogeological setting (shallow, perched water not being in continuity with deeper groundwater and lack of a sensitive groundwater receptors) combined with the proposed piling methodology are such that the potential for creating a pathway between a source and the deeper underlying groundwater bodies is considered negligible. Furthermore, the completed development will significantly reduce the potential for infiltration of surface water into the Made Ground, with the installation of hardstanding and drainage providing interception.

The uppermost layers of the Mercia Mudstone Group below the wider Glan Llyn Site have been proven through ground investigations to comprise of clay/ mudstone rather than of sandstone dominated layers, and therefore is not anticipated to yield abstractable volumes of water in its uppermost layers. The Tidal Flat Deposits overlying the Mercia Mudstone Group are classed as Unproductive Strata, although sub-artesian groundwater has been encountered at the base of the strata on the wider Glan Llyn site.

It is also worth noting that the Site was previously extensively piled, with a significant number remaining in place. This has not been found to have caused contamination of lower groundwater bodies and it is not evident that they have altered the hydrogeological regime.

It is therefore considered that the risks posed from piling at the Site to the underlying groundwater are negligible and that the ground gas regime is unchanged. The discussion can be summarised as follows:

- A piled foundation solution will be required due to the soft Tidal Flat Deposits and depth to competent strata. Driven piles are the most viable method of piling to the required depth (c.9-10m in total, largely through Tidal Flat Deposits).
- The Tidal Flat Deposits are cohesive and will form a seal against the driven piles, hence no new pathways will be created.
- Perched water volumes will reduce as further infiltration is prevented by the construction of hardstanding and drainage, resulting in an overall reduction in the mobilisation of contamination from the Made Ground.
- Whilst laterally discontinuous groundwater may be present within the Tidal Flat Deposits and regional groundwater is present in the Mercia Mudstone Group, there are no known potable abstraction wells in the vicinity of the Site and industrial abstractions are all listed as 'historical'. The Site is not within a groundwater Source Protection Zone and the shallow geology is classed as Unproductive Strata. The Mercia Mudstone underlying the Site is not thought to contain water-bearing strata in its uppermost layers (i.e., where the piles will penetrate) and may also be considered Unproductive Strata. Therefore, no sensitive groundwater receptors are considered to be present.
- Whilst there is the possibility of some contamination being dragged down on the toe of a pile, this is likely to be a very small amount of material, it is unlikely to reach a depth where it may come into contact with regional groundwater; and the regional groundwater is considered to be a pathway to the estuary and not a receptor (thus its environmental setting will not have been significantly altered).
- The proposed piled foundation solution will not impact the findings of the post reclamation gas risk assessment, once completed.

Therefore, it is considered that the use of driven piles on Phase 4B5D will not create new pathways between perched water and groundwater. We conclude that the use of driven piles is environmentally appropriate for this site.



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C01	10.10.2025			Issued for Planning



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Project Name
RESIDENTIAL DEVELOPMENT
PHASES 4B & 5D
GLAN LLYN, NEWPORT

Client Name
MILLER HOMES
-

Drawing Title
SITE LOCATION PLAN
-

Scale	Project No.
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A3	Issued for Planning

Project	Org	Vol	Level	Form	Role
R9093	RLA	25	XX	DR	A

Number	Revision
3000	C01