

From: South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk>
Sent: 29 September 2025 14:12
To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Subject: RE: 25/0549 - Glan Llyn Development Site (D.O.C 27) Phase 4B & 5D - NRW
Response NRW:01183576

Hi Geraint,

Yes apologies that should be referenced as part 3.

Thanks,

Lindy

See highlighted text below:

----- Original Message -----

From: Geraint n Roberts <geraintn.roberts@newport.gov.uk>;
Received: Wed Sep 24 2025 13:39:56 GMT+0100 (British Summer Time)
To: southeastplanning@cyfoethnaturiolcymru.gov.uk
<southeastplanning@cyfoethnaturiolcymru.gov.uk>; South East Planning Mailbox Queue
<southeastplanning@cyfoethnaturiolcymru.gov.uk>;
Subject: RE: 25/0549 - Glan Llyn Development Site (D.O.C 27) Phase 4B & 5D - NRW
Response NRW:01183576

Rhybudd: Deilliodd yr e-bost hwn o'r tu allan i'r sefydliad. Peidiwch â chlicio dolenni, atodiadau agored nac sganio codau QR oni bai eich bod yn cydnabod yr anfonwr ac yn gwybod bod y cynnwys yn ddiogel.

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Hi Lindy

Sorry to come back on this so late but I note we are advised that Parts 1 & 2 of condition 27 of permission 06/0471 can be discharged in relation to the area identified by the applicant.

However omissions in the data set mean that Part C of the condition cannot be discharged – was this meant to read Part 3?

Could you clarify please?

For ease of reference the condition reads:

(27) Prior to the commencement of each phase of development as defined by Condition 03 (or at such other date or stage in development or for such specified activities or works as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination relating to that phase or activity shall each be submitted to and approved, in writing, by the Local Planning Authority:

(1) A preliminary risk assessment which has identified:
(a) all previous uses;
(b) potential contaminants associated with those uses;
(c) a conceptual model of the site indicating sources, pathways and receptors;
(d) potentially unacceptable risks arising from contamination at the site.
(2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
Any changes to these components require the express consent of the Local Planning Authority.
Reason: To ensure that the proposed development will not cause pollution of the environment or harm to human health.

Geraint N. Roberts

Prif Swyddog Cynllunio / Principal Planning Officer
Tîm yr Dwyrain / East Team
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
01633 831692

(If I am unable to take a phone call from you please contact me by return of email. I will aim to respond to all email enquiries by email unless alternative arrangements such as a call via Microsoft Teams is mutually agreed).

From: South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk>

Sent: 12 August 2025 09:14

To: NCC - Planning <Planning@newport.gov.uk>

Subject: 25/0549 - Glan Llyn Development Site (D.O.C 27) Phase 4B & 5D - NRW
Response NRW:01183576

Annwyl Newport CC

Amgaeaf ein hymateb i'r cais uchod, ac os oes gennych unrhyw ymholiadau, mae croeso i chi gysylltu â mi.

Cofion Cynnes

Dear Newport CC

Please find attached our response to the above application, if you have any queries please do not hesitate to contact me.

Kind Regards

Lindy Marshall

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: 03000 653091

www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk