

Ein cyf/Our ref: CAS-315216-Z3W2
Eich cyf/Your ref: 26_0565

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 21 August 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Partial Discharge of Condition 27 (Verification Plan) (Phase 4E) of 06/0471 Redevelopment of the Site to create a mixed use urban extension

Lleoliad/Location: Phase 4E, Glan Llyn Development Site, Queensway, Llanwern Newport, South Wales

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 30 July 2026. As you are aware, there was a technical difficulty in accessing the supporting application documents on the Council's website, which was resolved on 14 August 2026.

We have **no objection** to the proposed development as submitted and the partial discharge of Condition 27 (Verification Plan). We provide the following advice.

We have reviewed the following information.

- Phase 4E, Desk Study and Phase 2 Geo-Environmental Report, prepared by Rodgers Leask Ltd, dated May 2026
- Technical Note, Phase 4E Controlled Waters Detailed Quantitative Risk Assessment Addendum, prepared by Rodgers Leask Ltd, dated May 2026
- Phase 4E Remediation Strategy, prepared by Rodgers Leask Ltd, dated May 2026
- Appendix F of the Remediation Strategy - Glan Llyn, Newport, Human Health and Controlled Waters Validation Plan, prepared by Rodgers Leask Ltd, dated May 2026

Reporting suggests that site investigation data from Phase 4E site was included in the approved Controlled Waters Risk Assessment (CWRA). However, Technical Note, Phase 4E Controlled Waters Detailed Quantitative Risk Assessment Addendum (CWDQRA) shows that concentrations of BTEX parameters from the Phase 4E site are greater than those used within the approved CWRA. The technical note goes on to say that BTEX was recorded at Limits of Detection (LOD) within Phase 4E site which has skewed the results. The LODs referred to are set out. It is unclear why there are 2 – 3 different LODs across

BTEX. For future reference, this should be discussed for quality assurance. Given BTEX does not exceed the CWDQRA re-use criteria, we have no further comments on this matter.

Appendix B of Technical Note, Phase 4E Controlled Waters Detailed Quantitative Risk Assessment Addendum shows 11 exceedances of Ammoniacal Nitrogen concentrations within Phase 4E site investigation in comparison with the CWDQRA reuse criteria. Section 4.2 of Technical Note, Phase 4E Controlled Waters Detailed Quantitative Risk Assessment Addendum only reports exceedances of cyanide, iron, manganese, vanadium fluoranthene and benzo(b)fluoranthene. This requires updating for completeness. We will consider assessment of these contaminants of concern during our future assessment of the discharge of Condition 28 (as amended by NMA ref. 25/0056) in line with updated post remediation soil validation criteria.

We have no comments to make on the Remediation Strategy or Validation Plan documentation.

Based on our assessment, we are satisfied that the information submitted is sufficient to advise the partial discharge of Condition 27 of Phase 4E. Notwithstanding this advice, the reporting amendments identified above should be addressed for completeness and quality assurance purposes.

Other matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

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 about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Jessica Jones

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.