

Ein cyf/Our ref: CAS-315229-F0T7
Eich cyf/Your ref: 26/0566

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) (Phases 5A and 5B) of 06/0471 Redevelopment of the site to create a mixed use urban extension

Lleoliad/Location: Phase 5A and 5B, 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 **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. We are unable to advise that Condition 27 (Verification Plan) is partially discharged at this time. Further details are provided below.

We have reviewed the following supporting information for the discharge of Condition 27.

- Phase 5A & 5B Desk Study and Phase 2 Geo-Environmental Report, prepared by Rodgers Leask Ltd, dated May 2026
- Technical Note, Phase 5A & 5B Controlled Waters Detailed Quantitative Risk Assessment Addendum, prepared by Rodgers Leask Ltd, dated June 2026
- Phase 5A & 5B Remediation Strategy, prepared by Rodgers Leask Ltd, dated June 2026
- Glan Llyn, Newport, Human Health and Controlled Waters Validation Plan, prepared by Rodgers Leask Ltd, dated May 2026

The Technical Note, Phase 5A & 5B Controlled Waters Detailed Quantitative Risk Assessment Addendum shows that concentrations of BTEX parameters at Phase 5A and

5B are greater than those used within the approved Controlled Waters Risk Assessment (CWRA). The technical note goes on to say that BTEX parameters were recorded at Limits of Detection (LOD) within Phase 5A and B which has skewed the results. For future reference, use of differing LOD should be discussed for quality assurance purposes.

We note that within the comparison of site investigation data with CWRA input parameters, some Phase 5A and 5B parameters are an order of magnitude greater than those used within the CWRA, for example Lead, Zinc, Cyanide, Aliphatic C16-C21, Aromatics C10-C12 and Pyrene. We do not consider this to be marginal, as the reporting suggests. In addition, some of these contaminants are shown to exceed the CWRA re-use criteria within Phase 5A and 5B.

Further assessment as to how this impacts the CWRA re-use criteria is required to ensure that they are still applicable, prior to the partial discharge of Condition 27.

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

In summary, we are unable to advise that Condition 27 for Phase 5A and 5B is partially discharged at this time.

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.