

Ein cyf/Our ref: CAS-285479-W6J2
Eich cyf/Your ref: 25/0590

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 12 August 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: PARTIAL DISCHARGE OF CONDITION 28 (PART 1 ONLY - VERIFICATION REPORT RELATING TO UNITS 11-18/PHASE 6A, 6B & 7) OF PLANNING PERMISSION 06/0471 FOR MIXED USE URBAN EXTENSION

LLEOLIAD/LOCATION: Llanwern Works Queensway Llanwern Newport NP19 4QZ

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above,.

We have no objection to the proposed discharge of condition as submitted and provide the following advice.

We have reviewed the following documents available on the planning portal linked above:

- Chemical Validation Report, Indurent Park, Phase 6a, 6b & 7. Rodgers Leask Limited. Report Ref: 17480-RLL-25-XX-RP-O-1317, dated: July 2025
- Glan Llyn, Llanwern: Soil Quality Validation Report, Units 11-16. H Fraser Consulting Limited. Report Ref: 30984 R2 (Final), dated: July 2025.
- Application Form
- Site Location Plan
- Appendix A – Chemical Screening Units 11-16

We note the conclusion in the Chemical Validation Report: *“An assessment on the risk to controlled waters will be validated in a separate Controlled Waters Validation Report in accordance with the Hannah Fraser consulting Soils Verification Methodology”*.

The Soil Quality Validation Report prepared by HFCL states that the site has undergone remediation, comprising *“removal of materials unsuitable for re-use in the development platform”*. There is no information included in the documentation about material that was considered unsuitable and therefore removes from site for subsequent disposal or treatment. We recommend this is included within reporting, as previously requested.

We agree with the approach undertaken – including the statistical assessment and comparison against reference values - and am happy with the conclusions drawn from the report.

We therefore have no objection to the discharge of Condition 28 Part 1.

Please note, we do not currently have capacity to comment on geotechnical results; we advise that specialist advice on this should be sought from your in house resources.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

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

Yn gywir / Yours faithfully,

Lindy Marshall
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

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.