

Ein cyf/Our ref: CAS-289958-F4P2
Eich cyf/Your ref: 25/0795

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 05 November 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Partial discharge of conditions 2 (written scheme of historic environment mitigation), 3 (CEMP), 4 (vegetation clearance), 5 (contamination) and 7 (flood void area) of planning permission 22/0952 demolition of existing buildings and structures and the erection of a new HGV gatehouse, alterations to the existing site access and associated works

LLEOLIAD/LOCATION: Eastern Dry Dock, Marshalls Mono Ltd, Corporation Road, Newport, NP19 4RE

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 08 October 2025.

We have concerns with the application as submitted. We do not recommend your Authority discharges condition 3 – Construction Environmental Management Plan for the following reasons.

Condition 3 (Construction Environmental Management Plan)

We have reviewed the Construction Environmental Management plan (CEMP), prepared by Marshalls dated 8.9.2025.

The CEMP does not provide enough detail to ensure there are appropriate pollution prevention or mitigation measures in place to avoid adverse impact on the River Usk Special Area of Conservation (SAC) during works. We do not accept (as stated in section 7.1) *'general mitigation control measures to be implemented'* to be an acceptable plan for pollution prevention when no details are provided to support it.

The applicant will need to review the CEMP and outline how they intend to manage the site so that the risks of environmental impact from runoff, material storage, drainage or accidental spillages are reduced and contained to site as much as possible.

The type, location, and management regime for each mitigation measure should be included.

The CEMP should contain information on site drainage (we refer to you our reference: CAS-200517-M8C1, dated 26 October 2022) and detail how the site will avoid any discharges entering nearby watercourses from contaminated land found within the site. A drainage plan should be included to assess the likelihood of pollution mobilisation during both the construction and operational phase of the development.

We advise that an emergency incident procedure be created to manage any environmental incidents if/when they occur. This should include the NRW emergency contact, as outlined in section 8 (Waste Management).

We note that there was no specific information on lighting contained in the CEMP.

The information available in the [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance](#) should be used as the best practice options for mitigation measures.

Condition 5 (Contamination)

Based on the information presented, we have no objection to the discharge of conditions 5a, 5b, 5c and 5d. However, Condition 5e refers to '*any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable*' and should remain until all proposed works have been completed on site.

Conditions 2 (written scheme of historic environment mitigation), 4 (vegetation clearance), and 7 (flood void area)

We have no comments to make in regard to Condition 2, 4, and 7. However, we recommend the information submitted to discharge condition 7 should be reviewed by the emergency planners within the LPA as this mitigation proposal was approved by the LPA and not endorsed by NRW.

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,

Gemma James

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.