

Ein cyf/Our ref: CAS-302002-Y6D5
Eich cyf/Your ref: 26/0149

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 12 March 2026

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: PARTIAL DISCHARGE OF CONDITION 28 (VERIFICATION)
(PART 1 ONLY) OF 06/0471 REDEVELOPMENT OF THE SITE TO CREATE A MIXED
USE URBAN EXTENSION (IN RELATION TO PHASE 4B/5D ONLY)**

**LLEOLIAD/LOCATION: GLAN LLYN, PHASE 4B AND 5D, QUEENSWAY, LLANWERN,
NEWPORT**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 27 February 2026.

We have concerns with the application as submitted. We do not recommend your Authority partially discharges Condition 28 (Part 1) for Phase 4B and 5D for the following reasons.

Land Contamination

We have reviewed the Glan Llyn, Llanwern: Soil Quality Verification Report, Phase 4B 5D (H Fraser Consulting dated 07.02.2026 Ref. 31040 R2 Phases 4B 5D). Further information is required.

Confirmation is required that the minimum distance of 12.5m from controlled waters is applicable to the placement of materials within these phases. This is not stated in the report and it is not clear from Figure 3.1 Backfill Zones. Clarification is also required on whether the assessment, set out in Section 4.4 and Table 4.6 of the Soil Quality Verification Report, is an assessment of the Upper Confidence Limit (UCL) mean concentration of each backfill zone and with the Soil Re-Use Values (SRVs).

The assessment indicates that for the remaining contaminants of concern, the modelled contaminants are not expected to reach a distance of 12.5m over a 1000 year period. It is unclear, however, why this is shown for the UCL mean concentration, but not when

assessing the 95 percentile, as this is usually determined by contaminant properties, as opposed to concentrations. Further explanation of this assessment is required.

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

Jessica Jones

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.