

Ein cyf/Our ref: CAS-295119-H0G9
Eich cyf/Your ref: 25/0549

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 18 December 2025

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: PARTIAL DISCHARGE OF CONDITION 27 (CONTAMINATION)
(PHASE 4B & 5D ONLY) OF PLANNING PERMISSION O6/0471 FOR THE
REDEVELOPMENT OF THE SITE TO CREATE A 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, which we received on 17 July 2025.

We have no objection to the application as submitted and provide you with our response below.

We have reviewed the following submitted information:

- Phase 4B & 5D Controlled Waters Detailed Quantatative Risk Assessment Addendum, Prepared by Rodgers Leask Consulting, Dated December 2025
- Glan Llyn Phase 4B & 5D Remediation Strategy, Prepared by Rodgers Leask, Dated September 2025
- Additional Clarification Email submitted from Savills dated 18 December 2025

We welcome the updates set out within the Controlled Waters Risk Assessment (CWRA) Addendum. We have no further comments to make upon the CWRA.

Remediation Strategy:

We note the additional clarification email including summary and relevant updated.

Based on this, we have no objection to the discharge of condition 27 in full.

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

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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.