

Ein cyf/Our ref: CAS-293959-L8H5
Eich cyf/Your ref: 25/1002

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 02 December 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: PARTIAL DISCHARGE OF CONDITION 3 (PILING), CONDITION 5 (CYCLE PARKING) AND CONDITION 6 (LANDSCAPING) OF 25/0266 EXTENSION TO PROVIDE ADDITIONAL STORAGE SPACE

LLEOLIAD/LOCATION: UNIT 10 TO 11 PORT ROAD, MAESGLAS RETAIL PARK, NEWPORT, SOUTH WALES, NP20 2NS

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 25 November 2025.

We have no objection to the application as submitted and provide the following advice.

Condition 3 (Piling)

We have reviewed the Contaminated Land Piling Risk Assessment Report by Geo Integrity (November 2025) and the Method Statement (Continuous Flight Auger) by Foundation Piling Ltd (20/10/2025). We welcome the inclusion of the Preliminary Risk Assessment and Site Investigation summaries associated with the site to inform the risk posed to groundwater.

The following up-to date guidance has been used to assess piling risks: 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention' CL:AIRE (March 2025). This guidance states 'a high standard of workmanship and construction is required to reduce risks associated with disturbance of surrounding soils and creation of preferential pathways. Appropriate QA/QC methods should be incorporated into the works to enable workmanship to be monitored and verified.'

The recommended mitigation measures within the Contaminated Land Piling Risk Assessment Report advise 'It should be ensured that good workmanship is implemented during construction to ensure the hole does not collapse. No holes should be left open and works should ensure that no preferential pathways are created (i.e. use of pile caps at all times). And any changes in drilling parameters should be recorded to monitor changes in strata.'

We appreciate certain QA procedures are included within the Method Statement. We consider provided the Method Statement is followed, it can be concluded the risk of groundwater contamination is low.

The Contaminated Land Piling Risk Assessment does not include geological cross sections or details of the piling depths in relation to strata. However, given the relatively low risk of groundwater contamination associated with the site and low risk of creation of preferential pathways outlined, we are satisfied the information provided is sufficient. We have no objection to the discharge of condition 3.

Condition 5 (Cycle Parking) and Condition 6 (Landscaping)

We have no comments to make on the discharge of conditions 5 and 6.

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,

Sarah Lund

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.