

27 January 2026



VIA PLANNING PORTAL WALES

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Dear Geraint,

DRAIN 2, GLAN LLYN REGENERATION SITE, LLANWERN, NEWPORT

APPLICATION FOR THE APPROVAL OF CONDITION 2 (CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN) OF FULL PLANNING PERMISSION 25/0453 FOR THE INSTALLATION OF A TEMPORARY WEIR AT DRAIN 2.

On behalf of Revantage Real Estate ("Revantage") (incorporating St. Modwen Developments Limited), Savills is instructed to submit an application to discharge condition 2 (Construction Environment Management Plan) of full planning permission ref. 25/0453 in relation to the installation of a temporary weir at drain 2.

Accordingly, please find enclosed:

- Construction Environment Management Plan (18669-RLL-25-XX-RP-O-0809 P01)

Payment of the £242 application fee will be made directly to Newport City Council.

Background

Planning permission was granted on the 11th September 2025 for the installation of a temporary weir within Drain 2 to the south of the Western Park, Glan Llyn (ref. 25/0453). This temporary weir is required to allow for additional water quality monitoring to take place enabling the continued discharge of surface water from the Glan Llyn redevelopment site into Tata's private drainage system.

Discharge of Condition 2

Condition 2 imposed on the consent outlines that:

"No work shall commence on the development hereby approved until such time as a Construction Environment Management Plan (CEMP) has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out fully in accordance with the agreed CEMP"

Reason: To protect water quality, bio-diversity interests and residential amenity. Policies SP3, GP2, GP5 and GP7".

The CEMP prepared by Rogers Leask Ltd details how the development will minimise or avoid potential impacts to the environment and sensitive local receptors whilst the weir is installed. Measures will be implemented to ensure all areas of the works remain free from standing water throughout the construction period. In addition,

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controls will be in place to prevent spills and leaks, supported by surface water management and regular monitoring to protect overall water quality.

In relation to biodiversity, Section 3.3 of the CEMP details a range of mitigation measures, including pre-construction ecological checks, pollution prevention protocols, and ensuring that works are scheduled outside of the bird nesting season.

Sections 7 and 8 outline the measures required to safeguard residential amenity. These include restrictions on working hours, secure and appropriate waste management, and mitigation measures to prevent surface water runoff and mud being deposited on the surrounding highway network.

Summary

On the basis of the information supplied with this application, it is considered that the proposed CEMP is acceptable and accordingly, condition 2 can be discharged on this basis.

I trust that the enclosed information is in order and I look forward to receiving confirmation that the application has been registered and validated. If there is anything I can do to assist or accelerate your consideration of this application, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink that reads "Savills".

Thomas Quille
Senior Planner

Enc. As above