

30 January 2026



VIA PLANNING PORTAL WALES

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Dear Geraint,

TEMPORARY WATER TREATMENT PLANT AT THE GLAN LLYN REGENERATION SITE

APPLICATION FOR THE APPROVAL OF CONDITION 2 (LAND RESTORATION) OF PLANNING PERMISSION 25/0036 FOR TEMPORARY WATER TREATMENT PLANT.

On behalf of Revantage Real Estate ("Revantage") (incorporating St. Modwen Developments Limited), Savills is instructed to submit an application to discharge condition 2 (Land Restoration) of planning permission ref. 25/0036 in relation to a temporary water treatment plant.

Accordingly, please find enclosed:

- Decommissioning Technical Note - C1815 Rev A
- L001.PC02 Cover letter 30.01.2026

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

Background

Full planning permission was originally granted for a temporary surface water treatment system on 11 February 2021 (ref. 20/0974). The system allows for the discharge of water from the Glan Llyn redevelopment site direct to Tata's drainage system as a temporary measure until such time as direct discharge can take place into Monk's Ditch. There have since been a Non-material Amendment ("NMA") and Section 73 planning application approved (under references 23/0083 and 25/0036 respectively) which have extended the period in which the temporary consents can be in place. The 25/0036 consent permits the temporary surface water treatment system to be in place until the 24th February 2027.

Discharge of Condition 2

Condition 2 imposed on the consent outlines that:

"This permission shall be for a limited period expiring on 24th February 2027 when the use shall be discontinued and any associated paraphernalia associated with the use shall be removed from the land in its entirety and the land shall be restored to its former condition in accordance with a scheme of work that has been submitted to and approved in writing by the Local Planning Authority prior to the permission expiry date."

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Reason: The building and associated plant is only acceptable for a temporary period and until a permanent arrangement is completed. This is in the interest of amenity and the acceptable drainage of the site in the long term."

The Decommissioning Technical Note prepared by Biogene outlines a three phase approach that summarises the activities required to decommission the water treatment system as part of its removal from site prior to final site handover to the applicant.

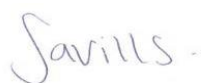
It should also be noted that the decontamination and remediation of this area will be addressed under the discharge of condition 27 and 28 associated with Phase 5E imposed on outline planning permission 06/0471. Additionally, in accordance with the approved Surface Water Drainage Strategy, the approach to surface-water management and drainage will continue to follow the long-standing arrangements and is not proposed to change.

Summary

On the basis of the information supplied with this application, it is considered that the proposed Decommissioning Technical Note 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" in a cursive, stylized script.

Thomas Quille
Senior Planner

Enc. As above