

14 April 2025

The Savills logo consists of the word "savills" in a red, lowercase, sans-serif font, positioned on a yellow rectangular background.

VIA PLANNING PORTAL

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Dear Sir/Madam,

INDURENT PARK NEWPORT

APPLICATION FOR THE DISCHARGE OF CONDITION 4 (WATER QUALITY MONITORING) ATTACHED TO RESERVED MATTERS REF. 16/1295 RELATING TO THE BUSINESS PARK AREA OF THE SITE ONLY

PLANNING PORTAL REF. PP-13895858

On behalf of Indurent Logistics Propco A8 Ltd (Indurent), please find enclosed an application for the approval of details reserved by Condition 4 (Water Quality Monitoring) of Reserved Matters (RM) ref. 16/1295. This application follows approval of the RM for a site wide surface water drainage strategy at Glan Llyn in May 2017 and relates to the business park area of the Glan Llyn redevelopment site only. A separate application for the discharge of Condition 4 relating to the residential area of the site will follow in due course.

Background

This application for the discharge of Condition 4 attached to the RM consent 16/1295 follows an earlier application submitted in November 2020 for the residential area of the site (ref. 20/1054). However, following feedback received from Natural Resources Wales (NRW) at the time (dated 03/02/2021), this advised that an environmental permit would be required due to the discharge into Monks Ditch constituting a water discharge activity. Application ref. 20/1054 was subsequently withdrawn, subject to securing a permit from NRW for the residential and commercial areas of the site, respectively.

The approval of the RM for the new surface water drainage system in May 2017 established the details of a new principal ditch which would capture surface water from the site at an agreed and controllable rate and subject to appropriate quality tests being met (which is the subject of this application controlled via Condition 4), and would allow the discharge of surface water into an existing waterway, namely Monks Ditch. Monks Ditch then transports water to the Gwent Levels to the south of the site.

RM ref. 16/1295 was approved subject to 5 conditions. Condition 1 lists the documents and plans approved as part of the permission. Conditions 2 (off site works) and 3 (on site surface water regulation) have been discharged. Condition 4 relates to water quality monitoring (the subject of this application) and condition 5 (additional reens) relates to the requirement for monitoring for any additional reens not approved as part of the original scheme.

Condition 4 (Water Quality Monitoring)

The wording of Condition 4 attached to permission 16/1295 reads as follows:



No discharge of water from the approved scheme into the Monks Ditch shall take place until the applicant has undertaken a water quality monitoring exercise within the reens that are to drain to the ditch hereby approved. The details of that monitoring exercise shall be submitted to and agreed in writing by the LPA prior to being implemented. Upon completion of the water quality monitoring exercise the results shall be submitted to the Council for its approval. Following the Council's written agreement that water quality is satisfactory, water from the approved ditch may be discharged to the Monks Ditch.

The condition requires details of a monitoring exercise together with the results of the exercise to be submitted and agreed in writing by the LPA prior to any water being discharged into Monks Ditch.

The application for the approval of details reserved by Condition 4

This application follows the grant of a water discharge permit by NRW for the discharge of surface water to Monks Ditch from Indurent Park Newport. The approved permit is submitted alongside this application for reference (ref. EPR/DB3494FH).

The extent of the business park area is shown on the accompanying 'Indurent Business Park Boundary Plan' ref. 17480-RLL-25-XX-DR-O-1293 P01.

This application, together with the accompanying information, has been prepared in accordance with the requirements of Condition 4, in that the water quality monitoring exercise has been undertaken within the reens. Furthermore, an interpretation of the sampling results is set out within the accompanying Technical Note (ref. 17480-RLL-24-XX-RP-O-1287-P01) prepared by Rodgers Leask Ltd. Collectively, the information provided with this application is considered sufficient to discharge the condition for the business park area only.

Accordingly, please find enclosed the following information in support of the application:

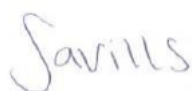
- Application forms;
- This Cover Letter;
- Indurent Business Park Boundary Plan (ref. 17480-RLL-25-XX-DR-O-1293 Rev P01);
- Site Surface Water Locations Plan (ref. 17480-RLL-24-XX-DR-O-1261 Rev P01); and
- Surface Water Quality Summary Technical Note prepared by Rodgers Leask Ltd (ref. 17480-RLL-24-XX-RP-O-1287-P01), including:
 - Appendix A – Discharge Permit EPR/DB3494FH;
 - Appendix B – Screened Laboratory Data; and
 - Appendix C – Further Assessment

The application fee of £115.00 will be paid directly by Indurent via the Planning Portal.

I trust this application and the supporting documents are in order and that the application may be registered and validated without delay.

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,



Joshua Price
Associate

Enc As above