

30 May 2025

VIA PLANNING PORTAL WALES

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

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Dear Sir/Madam,

PHASE 4C, GLAN LLYN REGENERATION SITE, LLANWERN, NEWPORT

**APPLICATION FOR THE APPROVAL OF CONDITION 28 (PART 1) OF OUTLINE PLANNING PERMISSION
REF. 06/0471**

PLANNING PORTAL WALES REF. PP-14050018

On behalf of Revantage Real Estate ("Revantage") (incorporating St. Modwen Developments Limited), Savills is instructed to submit an application for the discharge of the first part of Condition 28 of outline planning permission ref. 06/0471 relating to Phase 4C only.

Condition 27 for Phase 4C has already been approved in full and discharged under application ref. 23/0373.

Accordingly, please find enclosed:

- Phase 4C Chemical Validation Report including appendices (May 2025) Rev P02 (ref. 18669-RLL-24-XX-RP-O-0434), prepared by Rodgers Leask Limited; and
- Glan Llyn, Llanwern: Soil Quality Verification Report, Phase 4C, (30 May 2025) (ref. 30937 R4), including appendices, prepared by Hannah Fraser Consulting Ltd

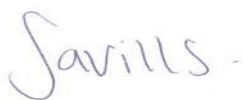
A Site Location Plan has also been submitted with this application to confirm the extent of land to which this application relates.

Payment of the £115.00 application fee has been made to Newport City Council via Planning Portal Wales.

I trust that the enclosed is in order and I look forward to receiving confirmation that the application has been registered and validated in due course.

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 stylized, cursive script.

Joshua Price
Associate

Enc. As above

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

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