

Ein cyf/Our ref: CAS-293842-Y0T2
Eich cyf/Your ref: 25/0795

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 10 December 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 2 (WRITTEN SCHEME OF HISTORIC ENVIRONMENT MITIGATION), 3 (CEMP), 4 (VEGETATION CLEARANCE), 5 (CONTAMINATION) AND 7 (FLOOD VOID AREA) OF PLANNING PERMISSION 22/0952 DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND THE ERECTION OF A NEW HGV GATEHOUSE, ALTERATIONS TO THE EXISTING SITE ACCESS AND ASSOCIATED WORKS

LLEOLIAD/LOCATION: Eastern Dry Dock, Marshalls Mono Ltd, Corporation Road, Newport, NP19 4RE

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 24 November 2025.

We continue to have concerns with the application as submitted. We do not recommend your Authority discharges condition 3 (Construction Environmental Management Plan) for the following reasons.

Condition 3 Construction Environmental Management Plan

We have reviewed the amended Construction Environmental Management Plan (CEMP), version 2025 V5, prepared by Marshalls, dated 20 November 2025.

We advise that site specific plans are not included identifying where measures will be implemented despite appropriate measures for implementation being noted. The applicant should include a note on which measures shall be implemented where during the development phase.

We previously advised that a drainage plan should be included to assess the likelihood of pollution mobilisation during both the construction and operational phase of the development. The drainage plan has not been included. Despite notes on drainage being included in the CEMP, no specific plans are available for the development phase. We accept that operational phase drainage has been approved in planning case 25/0875.

We advise that the information available in the [Guidance for Pollution Prevention \(GPP\) documents](#) | [NetRegs](#) | [Environmental guidance](#) should be used as the best practice

options for mitigation measures. The Applicant should ensure that these best practises (as highlighted throughout the revised Section 7) are followed as much as possible.

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,

Gemma James

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.