

From: Manning, Steve (Senior Scientific Officer) <Steve.Manning@newport.gov.uk>
Sent: 11 June 2026 15:08
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Cc: Wescott, Thomas (Senior Scientific Officer)
<Thomas.Wescott@newport.gov.uk>
Subject: ref: 26/0217

Dear Vicky,

We have reviewed the documentation associated with planning conditions 3, 4 and 8 (the other conditions are not relevant for us to comment).

We have no concerns regarding the contents of the CEMP (condition 3) or the proposed ULEV infrastructure (condition 8). We have reviewed the Geotechnical and Geoenvironmental Report (Site Investigation), the Remediation Strategy Report and NRW's initial concerns about DNAPL contamination risk of reaching the Usk river.

We have no specific concerns with the investigation methodology, the remediation proposed or the validation plan and suggest all aspects of condition 8 can be discharged. However, validation of each remediation aspect will need to be completed and reported on once each activity is implemented. We also recommend re-consulting NRW to ensure they are happy with the measures to prevent contamination of controlled water (aquifer and surface water) and any remedial requirements they may have in respect of controlled waters and DNAPL.

Cofion gorau / Kind regards,

Steve

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