

Our Ref: CAS- 306709-T5H4

Your Ref: 26/0283

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 01 May 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Partial discharge of conditions 18 (estate roads), 22 (street lighting), 24 (levels), 33 (surface waters) and 34 (foul and surface water drainage) in relation to Phases 4B and 5D of 06/0471 redevelopment of site to create a mixed use urban extension comprising: a range of new homes (apartments, houses and some sheltered accommodation for the elderly - Use Classes C2&C3); new offices, workshops, factories and warehouses (Use Classes B1, B2&B8); community facilities including new schools and community centres (Use Classes D1&D2); a local centre incorporating shops, offices and commercial leisure facilities including new bars, cafes and licensed premises (Use Classes A1, A2, A3&D2); a network of open spaces including parkland, footpaths, sports pitches and areas for informal recreation; new roads, accesses and paths; healthcare and fitness facilities (Use Classes D1&D2); provision for a new railway halt/station; other ancillary uses and activities; and requiring: site clearance, treatment and preparation; the installation of new services and infrastructure; the creation of new water bodies and drainage channels; improvements/works to the highways network and other ancillary works and activities

Lleoliad/Location: Glan Llyn, Phase 4B and 5D, Queensway, Llanwern, Newport, South Wales

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 23 April 2026.

We have no objection to the proposed development as submitted and provide the following advice for topics considered within our remit (Conditions 24, 33 and 34).

Condition 24 (Levels)

We have no objection on the basis that the submitted information adheres to the originally approved FCA (included within outline planning permission 06/0471) prepared by Halcrow dated December 2005 in conjunction with a later addendum dated June 2010 (included within partial discharge of Condition 4, Planning Ref- 10/0750).

The latter report above was submitted to include more up to date topographical digital terrain survey data of the site and surrounding area, including a further assessment of the flood defence improvements along the East Bank of the River Usk. This was hydraulically assessed using Halcrow's 3D flood (FLOOD3D) modelling software and resulted in an average flood level of 6.5mAOD within the site as a whole.

The Finished Floor Levels (FFLs) for Phases 4B and 5D, as shown on Drawing Numbers 24215-C-041-0 (1 of 4), 24215-C-042-0 (2 of 4), 24215-C-043-0 (3 of 4), 24215-C-044-0 (4 of 4) indicates that proposed FFLs are typically set at or above the 6.5mAOD averaged flood level above.

Conditions 33 (Surface water) and 34 (Foul and surface water)

We note that future discharge to the receiving watercourse, Monks ditch, is secured under a site-wide surface water drainage scheme permitted under reference 16/1295. It is our view that the risk to controlled waters is sufficiently controlled through this consent (specifically planning conditions 4 and 5). We have not, therefore, assessed the potential risk to controlled waters for this application, as the current surface water proposals are continuing to be discharged via the Tata Steel system.

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,

Jessica Jones

Cynghorydd - Cynllunio Datblygu/Senior 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.