

Ein cyf/Our Ref: CAS-278631-V3Z7
Eich cyf/Your Ref: CONNEX/25/0266

Adam Foote
Newport City Council
Regeneration, Investment & Housing
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 29 April 2025

Annwyl Mr Foote/Dear Mr Foote

BWRIAD/PROPOSAL: EXTENSION TO PROVIDE ADDITIONAL STORAGE SPACE.

LLEOLIAD/LOCATION: UNIT 10 TO 11 PORT ROAD, MAESGLAS RETAIL PARK, NEWPORT, SOUTH WALES.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 10 April 2025.

We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following conditions regarding land potentially affected by contamination to any planning permission granted.

Please note, without the inclusion of these conditions we would object to this planning application. Further details are provided below.

Land potentially affected by contaminations

The proposed development site is located within 15 metres of Land at Newport Sidings historic landfill site. We understand piled foundations are proposed, therefore any risks to controlled waters will need to be established.

We have reviewed the following report submitted in support of this application:

- Site Investigation Report, Valley Wholesale Carpets Limited, Unit 10, Maesglas Retail Park, Document ref: 14043/OTJ/22/SI, Revision 0, prepared by Integral Geotechnique, dated July 2022.

The proposed development site is located adjacent to railway sidings. Therefore, there is potential for sources of contamination to be present. An intrusive investigation undertaken at the site did not record any significant contamination, although it is noted that soil samples were not analysed for total petroleum hydrocarbons and no leachate or groundwater analysis was undertaken. However, the thickness of the predominantly clay tidal flats superficial deposits will likely offer protection to the bedrock aquifers beneath the site.

It is understood that a piled foundation design is proposed, with piles driven into the bedrock. These intrusive works have the potential to threaten the integrity of the tidal flat deposits which are protective of the bedrock Secondary aquifers below. Therefore, a robust piling works risk assessment is required. The risk assessment should establish any risks to groundwater, and include: piling methodology, depths and density of piles, quality assurance and quality control, geological cross sections, plus displacement potential.

We request that the following conditions are attached to any planning permission if granted:

Condition 1

No development or phase of development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Justification:

Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

Condition 2

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

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 on the above, please do not hesitate to contact us.

Yn gywir/Yours faithfully

Andrew Hurst

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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.