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Dear Geraint,

Discharge of Condition 27 (Contamination) (06/0471)

Phases 5a & 5b, Glan Llyn Development Site, Llanwern, Newport, South Wales

CBRE Ltd has been instructed by Brighton STM Developments Limited to submit a planning application to discharge condition 27 relating to application 06/0471 at Phases 5a & 5b of Glan Llyn development site. This letter is submitted alongside the application forms and the plans set out below, which forms the application submission.

Background

By way of background, outline planning permission for the wider Glan Llyn Development Site was granted on 1 April 2010 under application reference 06/0471.

This application seeks to discharge Condition 27 (Contamination) pursuant to the outline consent, specifically in relation to Phases 5a & 5b, as defined by the approved Masterplan.

Condition 27

Condition 27 requires the submission and approval of a scheme to deal with the risks associated with contamination prior to the commencement of each phase of the development. The exact wording of the condition is as follows:

“Prior to the commencement of each phase of development as defined by Condition 03 (or at such other date or stage in development or for such specified activities or works as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination relating to that phase or activity shall each be submitted to and approved, in writing, by the Local Planning Authority:

(1) A preliminary risk assessment which has identified:

- (a) all previous uses;*
- (b) potential contaminants associated with those uses;*
- (c) a conceptual model of the site indicating sources, pathways and receptors;*
- (d) potentially unacceptable risks arising from contamination at the site.*

(2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority.

Reason: To ensure that the proposed development will not cause pollution of the environment or harm to human health.”

To enable the discharge of Condition 27 Rodgers Leask Ltd have prepared the following documents in relation to Phase 5a & 5b:

- Glan Llyn Phase 5A & 5B, Desk Study & Phase 2 Geo-Environmental Interpretive Report – Ref. 18669-RLL-26-XX-RP-O-0781-P01 (May 2026);
- Glan Llyn Phase 5A & 5B, Remediation Strategy – Ref. 18669-RLL-25-XX-RP-O-0816-P01 (June 2026); and
- Glan Llyn Phase 5A & 5B, Controlled Waters Detailed Quantitative Risk Assessment Addendum – Ref. 18669-RLL-25-XX-RP-O-0822-P01 (June 2026).

The Desk Study & Phase 2 Geo-Environmental Interpretive Report concerns Part 1 and 2 of Condition 27. Parts 3 and 4 of Condition 27 are covered within the Remediation strategy document.

As for the Controlled Waters Detailed Quantitative Risk Assessment Addendum, the purpose of this report is to assess the soil chemical testing results obtained during previous ground investigations, within the Site, against the soil re-use criteria presented in H F Consulting's Soils Validation Strategy.

It is considered the above information and all information provided within these documents (including plans and drawings) are wholly acceptable to enable the discharge of Condition 27.

I trust that the information submitted is sufficient for the Council to validate and approve the application, however if you have any queries relating to the application, please contact me.

Yours sincerely,

Archie Kimberley
Planner
For and on behalf of CBRE Ltd.