

Ruth Howells
Terra Firma (Wales) Ltd
5 Deryn Court
Wharfedale Road
Pentwyn
Cardiff
CF23 7HB

9 April 2015

Annwyl Ms Howells/Dear Ms Howells

PRE-APP ENQUIRY REGARDING PARTIAL DISCHARGE OF CONDITION 3 AT LAND TO SOUTH OF GLAN USK PRIMARY SCHOOL, HERBERT ROAD, NEWPORT

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales about the above enquiry, which was received on 26 March 2015.

Land potentially affected by contamination

Natural Resources Wales has reviewed the following information which has been submitted in support of this enquiry:

- Remediation Strategy, Proposed Residential Development, Herbert Road, Newport, Prepared by Terra Firma (Wales) Ltd, date March 2015, Job No: 12032/RS

We understand that this enquiry is submitted in relation to partial discharge of Condition 3 of planning permission 13/1279.

Should an application for partial discharge of condition 3 be received by Natural Resources Wales it is considered that we would not object based on the information which has been provided as part of this enquiry.

Please note that we cannot formally discharge or otherwise any condition whether partially or fully until formally consulted by the Local Planning Authority.

We note the proposal in Sec 3.7 for additional groundwater monitoring locations/rounds and would take this opportunity to clarify that the analysis suite needs to be appropriate in terms of all potential historic contaminants that may be present at the site. At present the proposals suggest that the groundwater analysis suite may not be fully inclusive of all contaminants that have been identified in soils.

Please note that the view expressed in this letter is a response to a pre application enquiry only and does not represent our final view in relation to any future planning application or legal consent made in relation to this site. We reserve the right to change our position.

You should seek your own expert advice in relation to technical matters relevant to any planning application before submission.

We trust our advice is clear. If you have any queries, please do not hesitate to get in touch.

Yn gywir/Yours faithfully

Andrew Hurst
Development Planning Assistant
Cyfoeth Naturiol Cymru/Natural Resources Wales
Ffôn/Tel: (03000) 653074

E-bost/E-mail

andrew.hurst@cyfoethnaturiolcymru.gov.uk andrew.hurst@naturalresourceswales.gov.uk

Gwefan/Website:

www.cyfoethnaturiolcymru.gov.uk/www.naturalresourceswales.gov.uk

Cc Geraint Roberts, Newport City Council, Regeneration, Investment & Housing