

20 January 2015

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PLANNING APPLICATION SUBMITTED TO START WORK ON NEW CELTIC BUSINESS PARK AT £1BN NEWPORT DEVELOPMENT

Leading UK regeneration specialist, St. Modwen, has submitted a planning application to start work on a new access road and the first speculative commercial unit within the 100 acre Celtic Business Park at its £1bn Glan Llyn development in Newport.

Subject to planning consent, St. Modwen expects to start work on site in Spring 2015. The new road will provide the main site access from the adjacent Queensway dual carriageway into the Celtic Business Park at Glan Llyn while the inaugural commercial unit will be built speculatively for purchase or rent to provide 50,000 sq ft of prime warehousing or industrial space.

Pete Davies, Senior Development Manager for St. Modwen said:

“We are committed to helping make Newport an attractive place for inward business investment and jobs. Our Glan Llyn development is a £1bn sustainable new community, which is being developed over the next 20 years to provide a place where people can live, work and relax for generations to come. Getting the green light to start work on the business park is the next step in attracting investment from businesses across the UK looking to expand or relocate operations in the area. The site’s close proximity to junction 23a of the M4 motorway will make it the perfect choice for logistics and distribution firms as well as local businesses seeking prime real estate in order to flourish and grow. In addition to this first 50,000 sq ft speculative unit, St. Modwen is also able to deliver bespoke buildings on behalf of occupiers looking to purchase or rent.”

Glan Llyn is being developed by St. Modwen using a phased approach delivering 4,000 new homes and 6,000 new jobs over the next 20 years. The 600 acre former Llanwern Steelworks site will provide a range of facilities including a new local centre offering leisure and retail space supported by new education facilities all surrounded by 80 acres of extensive open parkland.

For more information on Glan Llyn, visit www.glanllyn-newport.co.uk. For more information on commercial design and build opportunities at the Celtic Business Park contact agents Knight Frank or Jones Lang Lasalle or visit stmodwen.co.uk

- ENDS -

Notes to Editors

St. Modwen Properties PLC

St. Modwen is the UK's leading regeneration specialist. The company operates across the full spectrum of the property industry from a network of seven offices, a residential business and through joint ventures with public sector and industry leading partners.

The Company is focussed wholly upon regeneration with an outstanding 25 year track record of adding value by managing schemes through the planning process, remediating contaminated land and active asset management and development.

With extensive experience in dealing with complex and challenging sites, St. Modwen has a land bank of more than 5,800 net developable acres and is focused on the long-term development of commercial property and residential land.

St. Modwen's extensive national portfolio includes; the £2bn regeneration of New Covent Garden Market, London; the £1bn transformation of Longbridge, Birmingham and the on-going regeneration of over 2,500 acres of former industrial land in South Wales. For further information, visit www.stmodwen.co.uk

St. Modwen South Wales

St. Modwen's South Wales operations are run from an office in Avonmouth, Bristol. Here the regional team works across the company's vast regeneration project portfolio that comprises a total of 15 million sq ft of commercial accommodation and circa 11,600 homes across both regions.

In South Wales, St. Modwen is the largest private owner of brownfield land where it manages almost 4,000 acres (1,250 acres net developable land) on which it will build over 7 million sq ft of employment space and create circa 8,000 homes. The company is currently progressing five projects in South Wales, three of which – reaching from Neath Port Talbot to Swansea – are former BP sites that now amount to £2.75 billion worth of regeneration work and include the sustainable community of Coed Darcy and the proposed Science and Innovation Bay Campus with Swansea University. Also in South Wales, the company is responsible for redeveloping the former Llanwern steelworks into Glan Llyn, a new community to the east of Newport. Visit www.stmodwen.co.uk for further information.

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News Release

Datganiad Newyddion

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CYFLWYNO CAIS CYNLLUNIO ER MWYN DECHRAU GWAITH AR BARC BUSNES NEWYDD CELTIC YN NATBLYGIAD £1BN CASNEWYDD

Mae prif arbenigwr y DU mewn adfywio, St. Modwen, wedi cyflwyno cais cynllunio er mwyn dechrau gweithio ar ffordd fynediad newydd a'r uned fansachol sbec gyntaf o fewn i 100 erw Parc Busnes Celtic, sy'n rhan o'r datblygiad £1bn Glan Llyn yng Nghasnewydd.

Yn ddibynol ar gael caniatâd cynllunio, bydd St. Modwen yn digsgwyl dechrau gweithio ar y safle yn ystod gwanwyn 2015. Bydd y ffordd newydd yn darparu'r prif fynediad i'r safle o ffordd ddeuol gyfagos Queensway i mewn i Barc Busnes Celtic yng Nglan Llyn, tra bydd yr uned fasnachol gyntaf yn cael ei hadeiladu ar sbec i'w phrynu neu rentu er mwyn darparu 50,000 troedfedd sgwâr o ofod warws neu ddiwydiannol o'r radd flaenaf.

Meddai Pete Davies, Uwch-Reolwr Datblygu gyda St. Modwen:

“Rydym wedi ymroi'n llwyr i helpu i wneud Casnewydd yn lle deniadol ar gyfer buddsoddiad busnes mewnol a swyddi. Mae ein datblygiad £1bn yng Nglan Llyn yn gymuned gynaliadwy newydd sbon, sy'n cael ei datblygu dros yr 20 mlynedd nesaf i ddarparu lle bobl fyw, gweithio ac ymlacio am genedlaethau i ddod. Y cam nesaf i ddenu buddsoddiad o du bunsesau ar draws y DU sydd eisio ymestyn neu adleoli i'r ardal yw cael caniatâd i fwrw ymlaen gyda'r parc busnes. Mae'r ffaith fod y safle mor agos at gyffordd 23a ar draffordd yr M4 yn ei wneud yn ddewis perffaith ar gyfer cwmnïau losgiteg a dosbarthu yn ogystal â busnesau lleol sy'n cwilio am dir o'r safon uchaf er mwyn ffynnu a thyfu. Yn ogystal â'r uned sbec 50,000 troedfedd sgwâr gyntaf hon, mae St. Modwen hefyd yn gallu darparu adeiladau unigryw ar gyfer meddiannwyr sydd eisio prynu neu rentu.”

Mae Glan Llyn yn cael ei ddatblygu gan St. Modwen gan ddefnyddio dull cam wrth gam, gan ddarparu 4,000 o gartrefi newydd a 6,000 o swyddi newydd dros yr 20 mlynedd nesaf. Bydd y safle 600 erw yn darparu ystod o gyfleusterau gan gynnwys canolfan leol newydd yn

cynnig gofod hamdden a manwerthu, a'i gefnogi gan adnoddau addysg newydd, a'r cyfan wedi'i amgylchynu gan 80 erw o dir parc agored helaeth.

Am ragor o wybodaeth am Lan Llyn, ewch i www.glanllyn-newport.co.uk. Am ragor o wybodaeth am gyfleoedd dylunio ac adeiladu masnachol ym Mharc Busnes Celtic, cysylltwch â'r asiantwyr Knight Frank neu Jones Lang Lasalle new ewch i stmodwen.co.uk

- DIWEDD -

Nodiadau i Olygyddion

St. Modwen Properties PLC

St. Modwen yw prif arbenigwr adfywio'r DU. Mae'r cwmni'n gweithredu ar draws sbectwm llawn y diwyniant eiddo drwy rwydwaith o saith swyddfa, busnes preswyl a thrwy gyfrwng mentrau ar y cud gyda phartneriaid blaenllaw o'r sector gyhoeddus a'r diwydiant.

Mae'r Cwmni wedi llwyr ganolbwyntio ar adfywio, ac mae'n meddu ar record eithriadol dros 25 mlynedd o gynyddu gwerth drwy reoli cynlluniau drwy'r broses gynllunio, adfer a gwella tir a lygrwyd a rheoli asedau a datblygu gweithredol.

Gan feddu ar brofiad helaeth o ddelio â safleoedd cymhleth a heriol, mae gan St. Modwen fanc tir sy'n cynnwys dros 5,800 erw net datblygadwy, ac mae'n canolbwyntio ar ddatblygu eiddo masnachol a thir preswyl yn yr hir dymor.

Ymhlith portffolio cenedlaethol helaeth St. Modwen y mae: adfywiad £2bn Marchnad Covent Garden Newydd, Llundain; trawnewidiad £1bn Longbridge, Birmingham a'r gwaith sydd wrthi ganddynt ar hyn o bryd o adfywio dros 2,500 erw o hen dir diwydiannol ar draws de Cymru. Am ragor o wybodaeth, ewch i www.stmodwen.co.uk

St. Modwen De Cymru

Gweinyddir St. Modwen De Cymru o swyddfa yn Avonmouth, Bryste. Yn y fan hon, mae'r tîm rhanbarthol yn gweithio ar bortffolio prosiectau adfywio enfawr y cwmni, sy'n cynnwys cyfanswm o 15 miliwn troedfedd sgwâr o eiddo masnachol a rhyw 11,600 o gartrefi ar draws y ddwy ranbarth.

Yn Ne Cymru, St. Modwen yw'r perchennog preifat mwyaf o dir llwyd, ble mae'n rheoli bron i 4,000 erw (1,250 erw o dir datblygadwy net) ble y bydd yn adeiladu dros 7 miliwn troedfedd sgwâr o ofpd cyflogi a chreu rhyw 8,000 o gartrefi. Mae'r cwmni'n symud pum prosiect yn eu blaenau ar hyn o bryd yn ne cymru, ac mae tri o'r rhain – o Gastell-nedd Port Talbot i Abertawe – yn gyn-safleoedd BP sy'n cwmpasu cyfanswm o waith adfywio gwerth £2.75 biliwn, ac sy'n cynnwys cymuned gynaliadwy Coed Darcy a Datblygiad Gwyddoniaeth a Menter Campws y Bae gyda Phrifysgol Abertawe. Hefyd yn ne

Cymru, mae'r cwmni'n gyfrifol am ddatblygu cyn-safle Gwaith Dur Llanwern a'i droi'n Glan Llyn, cymuned newydd i'r dwyrain o Gasnweydd. Ewch i www.stmodwen.co.uk am ragor o wybodaeth.

Am ragor o wybodaeth, cysylltwch â:

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