

Notice of Decision



N Roberts
Arup
4 Pierhead Street
Cardiff
CF10 4QP

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0532**

Application Type: **Renewals and Variation of Conditions**

Proposal: **S73 APPLICATION TO VARY CONDITION 01 (APPROVED PLANS), CONDITION 3 (NOISE) AND CONDITION 11 (COMPENSATION MEASURES) OF PLANNING PERMISSION 23/0878 FOR PROPOSED ELECTRICITY SUBSTATION COMPOUND (132/33/11KV), INCLUDING A SWITCH-ROOM BUILDING AND OUTDOOR ELECTRICAL EQUIPMENT, ENCLOSED BY A SECURITY FENCE, WITH ASSOCIATED INFRASTRUCTURE INCLUDING ACCESS, LANDSCAPING, DRAINAGE AND EARTHWORKS,**

Site/Location: **Land To The South And East Of, Celtic Way, Celtic Lakes, Newport, South Wales,**

Decision Date: **5th February 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 19th December 2025. The application has been:-

Granted with Conditions

ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL

Approved Plans and Document

1. The development shall be implemented in accordance with the following plans and documents;

23/0878:

- o Landscape and Ecological Management Plan (LEMP) and SSSI Grassland Management Strategy (Ref: 293651-ARP-XX-XX-RP-YE-002 Rev 3)
- o Plant Schedule (Drawing ref: 293651-ARP-XX-SP-LD-0001 Rev P002)
- o Figure 3. Grassland Compensation Area Vegetation Clearance (Drawing ref: 293651-LD-XX-DR-0403 Rev 4)
- o Figure 4. Proposed Landscape and Habitat General Arrangement (Drawing ref: 293651-LD-XX-DR-001 Rev 5)
- o Figure 5. Existing Conditions and Vegetation Lost and Retained (Drawing ref: 293651-LD-XX-DR-0002 Rev 2)
- o Ecological Impact Assessment (EclA) (Ref: 293651-ARP-XX-XX-RP-YE-0001 Issue 02 - 12 December 2023)
- o Dormouse Conservation Strategy (Ref: 293651-ARP-XX-XX-RP-YE-0004 Rev 2 - 12 December 2023)
- o Planning, Design and Access Statement (Ref: 293651-ARP-ZZ-XX-RP-YP-000001 Rev 3 - 13 December 2023)
- o Two-staged Vegetation Clearance Method Statement (Ref: 293651-ARP-XX-XX-RP-YE-0005 Issue 02 - 12 December 2023)
- o Vegetation Surveys, dated October 2021 by Sturgess Ecology, Document ref: C271/D1/V2)
- o Site Location Plan (Drawing ref: CG1000 P03)
- o Application Plan (Drawing ref: CG10001 Rev P03)
- o Existing Site Topography and TAN15 Flood Zones (Drawing ref: CG1002 Rev P03)
- o Existing Utilities (Drawing ref: CG1003 Rev P03)
- o Proposed General Arrangement (Drawing ref: CG1010 Rev P03)
- o Proposed Finished Levels (Drawing ref: CG1011 Rev P03)
- o Proposed Site Layout (Drawing ref: CG1012 Rev P03)

- o Proposed Connections Plan (Drawing ref: CG1030 Rev P03)
- o Proposed Drainage Layout (Drawing ref: CG1040 Rev P03)
- o Substation Drainage Strategy Report (Ref: CL-ARP-DGS-00-RP-CD-00001 Rev P04 - 27 September 2023)
- o Preliminary Ecological Assessment (Ref: ECO/1 Issue 23 August 2021)
- o Landscape Plan Appendix A 293651-ARP-XXX-XX-RP-YE-0005
- o Celtic Lakes Substations Flood Consequences Assessment - Version 3, July 2023 by JBA Consulting (Received: 02/10/2023)
- o Archaeological Watching Brief, July 2023 by GGAT (Ref: 2023/029)
- o Archaeological Assessment, July 2023 by GGAT (Ref: 2023/036)
- o Archaeological Written Scheme of Investigation, September 2023 (Ref: 2023/048)
- o Noise and Vibration Assessment (Ref: 293651-00-HM Rev P01 - 31 July 2023)
- o Celtic Lakes National Vegetation Classification Survey Report, September 2023 - Version V1.0.
- o Swept Path Analysis (Drawing ref: CG1020 Rev P03)
- o Tree Retention and Removal Plan (Drawing ref: Figure 3)
- o Tree Retention and Removal Plan (Drawing ref: Figure 2)
- o NGED 132kV/33kV/11kV Substation Proposed Plan (Drawing ref: 15602-HYD-XX-XX-DR-Y-3003 Rev P03)
- o NGED 132kV/33kV/11kV Substation Proposed Elevations and Sections (Drawing ref: 15602-HYD-XX-XX-DR-Y-3004 Rev P03)
- o NGED 132kV/33kV/11kV Substation Site Plan (Drawing ref: 15602-HYD-XX-XX-DR-Y-3006 Rev P02)
- o Celtic Lakes Power - Arboricultural Impact Assessment, Welsh Government, Version V0.1 (July 2023) (Received: 02/10/2023)
- o Tree Retention and Removal Plan (Drawing ref: Figure 1)
- o Celtic Lakes Geotechnical and Geoenvironmental Interpretative Report (Ref: 4-50, Issue 01 - September 2023)
- o Celtic Lakes NGED Substation Landscape and Visual Appraisal Parts 1 - 5 (Ref: 17 July 2023)
- o Celtic Lakes NGED Substation Information to Inform a Habitats Regulations Assessment (Ref: 293651-ARP-XX-XX-RP-YE-0003 Issue - 26 September 2023)
- o Figure 4: Landscape General Arrangement (Drawing ref: 293651-Ld-xx-dr-0001 Rev P03)
- o PAC Report (Received: 02/10/2023)
- o Celtic Lakes Planning Support - Transport Statement (Ref: 293651-ARP-XX-0001 - 22 September 2023)

25/0532:

- o CG1012 - Proposed Site Layout;
- o CG1010 - Proposed General Arrangement;
- o CG1011 - Proposed Finished Levels;
- o CG1030 - Proposed Connections Plan;
- o 20250523_LD-XX-DR-0403-Rev 09 - Figure 3 - Grassland Compensation Area Vegetation Clearance (Received 19/12/2025);
- o 293651-LD-XX-DR-0001 Figure 4 - Proposed Landscape and Habitat GA;
- o 293651-LD-XX-DR-0002 Figure 5 - Existing Conditions and Vegetation Lost and Retained;
- o 293651-ARP-XX-XX-RP-YE-0006 - Section 73 Ecological Assessment (Including Appendix A, B & C);
- o CG1040 - Proposed Drainage Layout.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Archaeology

2. No development shall take place until the applicant, or their agents or successors in title, has secured implementation of a programme of archaeological work in accordance with that out-lined in 'Celtic Lakes, Imperial Park, Newport: Archaeological Written Scheme of Investigation by GGAT Archaeological Services Report no. 2023/048, dated September 2023).

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource in accordance with Policy CE of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Noise

3. Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2024 including corrections for characteristics such as tonality, impulsivity and intermittency, does not exceed 5dB below the existing background level.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Construction Phasing and Logistics Method Statement

4. The proposed development shall take place in accordance with the Construction Phasing and Logistics Method Statement as approved by Newport City Council under application reference 24/0528 on 6th September 2024.

The development shall be carried out in accordance with the approved plan at all times for the full duration of the construction stage, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers in accordance with Policies GP2 and GP4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Unidentified Contamination

5. If, during the course of construction (including, site clearance, demolition and ground works) 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 in accordance with the agreed details.

Reason: 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 in accordance with Policy GP7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Habitat Management Plan

6. The proposed development shall take place in accordance with the Habitat Management Plan as approved by Newport City Council under application reference 24/0576 on 3rd October 2024.

A written report on the delivery of the habitat management plan shall be submitted to the LPA at the completion of construction, and thereafter at 5-year intervals post construction. The report shall include an updated habitat management plan which incorporates recommended changes arising from the monitoring and the 5-yearly review.

The habitat management plan shall be carried out in accordance with the approved details.

Reason: A habitat management plan should be submitted to ensure necessary habitat management measures are agreed prior to commencement and implemented to ensure the site's habitat features are adequately managed long term in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Construction Environmental Management Plan

7. The proposed development shall take place in accordance with the Construction Environmental Management Plan approved by Newport City Council under application reference 25/0038 on 25th March 2025.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: To ensure necessary management measures are agreed prior to construction and implemented for the protection of the environment in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Seed Mix for Grasslands

8. The proposed development shall take place in accordance with the seed mix for grasslands approved by Newport City Council under application reference 24/0560 on 24th September 2024.

Reason: In the interests of enhancement of biodiversity in the immediate area in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Details of Cesspit

9. Prior to the first use of the toilet facilities, the cess pit shall be installed in accordance with the details approved by Newport City Council under application reference 24/0975 on 9th January 2025.

The approved details shall remain in place for the duration of the use.

Reason: In the interests of protecting the hydrology of the groundwater in accordance with Policy GP5 and GP7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

External Lighting

10. External lighting shall be limited only to the details approved by Newport City Council under application reference 24/0852 on 28th November 2024. The lighting shall be installed and retained in accordance with the agreed details and no other external lighting provided as part of the development.

Reason: In the interests of biodiversity in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Compensation Areas

11. The compensation areas must be implemented as shown on the drawings and documents below in accordance with the timetable as shown on Figure 3 Grassland Compensation Area Vegetation Clearance (Drawing ref: 293651-LD-XX-DR-0403 Rev 09):
- o Figure 3 Grassland Compensation Area Vegetation Clearance (Drawing ref: 293651-LD-XX-DR-0403 Rev 09)
 - o Landscape and Ecological Management Plan (LEMP) and SSSI Grassland Management Strategy (Ref: 293651-ARPXX-XX-RP-YE-0002 Rev 3 - 12 December 2023)
 - o Figure 4 Proposed Landscape and Habitat General Arrangement (Drawing ref: 293651-LD-XX-DR-0001 Rev 6)
 - o Figure 5 Existing Conditions and Vegetation Lost and Retained (Drawing ref: 293651-LD-XX-DR-0002 Rev 3)
 - o Ecological Impact Assessment (EclA) (Ref: 293651-ARP-XX-XX-RP-YE-0001 Issue 002 - 12 December 2023)
 - o Dormouse Conservation Strategy (Ref: 293651-ARP-XX-XX-RP-YE-0004 Rev 2 - 12 December 2023)
 - o Two-staged Vegetation Clearance Method Statement (Ref: 293651-ARP-XX-XX-RP-YE-0005 Issue 002 - 12 December 2023)
 - o Vegetation Clearance Method Statement
 - o Section 73 Ecological Assessment (Ref: 293651-ARP-XX-XX-RP-YE-0006).

Once implemented the compensation areas shall be maintained in accordance with the Landscape and Ecological Management Plan (LEMP) and SSSI Grassland Management Strategy (Ref: 293651-ARP-XX-XX-RP-YE-0002 Rev 3 - 12 December 2023) and the Section 73 Ecological Assessment (Ref: 293651-ARP-XX-XX-RP-YE-0006)

Reason: In the interests of ensuring the site is suitably compensated and mitigated in regard to onsite biodiversity in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 25/0532

Decision Date: 5th February 2026

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).