

Notice of Decision



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

Application No: **25/0709**

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

Proposal: **S73 APPLICATION FOR VARIATION OF CONDITION 1 (APPROVED PLANS) AND CONDITION 12 (TREE FENCING) AND REMOVAL OF CONDITION 3 (RETAINING WALL) OF 23/0954 PROVISION OF AN ATTENUATION BASIN, SUBSTATION, SPRINKLER TANK, SECURITY BOUNDARY FENCE, CCTV, EXTERNAL LIGHTING AND HARD AND SOFT LANDSCAPING**

Site/Location: **Celtic Technology Centre , Celtic Way, Celtic Lakes, Newport, NP10 8BE**

Decision Date: **27th October 2025**

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 1st September 2025. The application has been:-

Granted with Conditions

ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL

1. The development shall be implemented in accordance with the following plans and documents:
 - o Area 7 Tree and Vegetation Protection and Removal Plan (Drawing ref: CWL12-SOLB-ZZ-SI-DR-L-900102 Rev C07)
 - o Arboricultural Method Statement by Steve Ambler & Sons, February 2025 (Received: 02.09.2025)
 - o Landscape Site Location Plan (Drawing ref: 5222744-ATK-XX-XX-DR-L-401000 Rev P01)
 - o Plot 7 Detail Planting Plan (Drawing ref: CWL12-SOLB-ZZ-SI-DR-L-900502 Rev C07)
 - o Plot 7 Landscape Masterplan (Drawing ref: CWL12-SOLB-ZZ-SI-DR-L-900202 Rev C07)
 - o Plot 7 Substation WS4 Acoustic Design Assessment (Ref: CWL12-HYDR-XX-XX-RP-0-000003)
 - o Site Sections Sheet 3 of 3 (Drawing ref: CWL12-HYDR-SW-XX-DR-C-900323 Rev C05)
 - o Proposed Buildings Elevations North & East (Drawing ref: CWL12-CLUT-S1-XX-DR-A-160209 Rev C08)
 - o Proposed Building Elevations South & West (Drawing ref: CWL12-CLUT-S1-XX-DR-A-160208 Rev C10)
 - Previously approved 23/0954
 - o Phase 1 Ground Conditions Desk Study and Phase 2 Ground Investigation Report (Ref: CWL12-HYDR-XX-XX-RP-Y100004 P05)
 - o Existing Site Plan (Drawing ref: 5222744-ATK-XX-XX-DR-L401009 Rev P01)
 - o Proposed Site Plan (Drawing ref: 5222744-ATK-XX-XX-DR-L401008 Rev P01)
 - o Construction and Environment Management Plan (CEMP) (Ref: CWL12-BYES-P7-00-MP-W-000003 Rev P01)
 - o CWL12 Plot7 Exterior Lighting Technical Note (Ref: CWL12- ATK-XX-XX-RP-E-640002)
 - o 5 Year Landscape & Ecological Management Plan, Area 7 Attenuation Basin (Ref: CWL12-SOLB-SW-XX-MP-L-000005- S4-C02)
 - o Construction Environment Management Plan: Biodiversity, November 2023 - Rev 02. Arboricultural Impact Assessment, October

2023 - Rev 02.

- o Drainage Preliminary General Arrangement (Drawing ref: 5222744-ATK-XX-XX-DR-A-900150 Rev P01)
- o Ecological Impact Assessment - October 2023 (Ref: VDC_CWL12Plot7_EcIA_ForIssue, Rev. 1.0.
- o Breeding Bird Survey Results May 2023 - June 2023
- o Geo-Environmental Desk Study, June 2023 (Ref: 5217851/Plot7/DS/R1/V1)
- o Habitat Compensation Areas across CWL13, CWL12 and Plot 7 (Drawing ref: 5222744-ATK-XX-XX-DR-L-401003 Rev P01)
- o Landscape & Visual Appraisal, 17th October 2023 Rev P02 (Received: 23.10.2023)
- o Noise Impact Assessment, 15.06.2023 (Received: 23.10.2023)
- o Planning Statement, 20.10.2023 (Received: 23.10.2023)
- o Landscape Site Location Plan (Drawing ref: 5222744-ATK-XXXX-DR-L-401000 Rev P01)
- o Sprinkler Tank Elevations (Drawing ref: 5222744-ATK-XX-XXDR-L-401005 Rev P01)
- o Substation Plans (Drawing ref: 5222744-ATK-XX-XX-DR-A401004 Rev P01)

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

2. The materials to be used on the external elevations of the substation shall be completed in accordance with the previously agreed details as provided under 24/0602 unless otherwise agreed in writing by the Local Planning Authority. Development shall commence in accordance with the agreed details.
REASON: In the interests of the visual amenity of the area in accordance with Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
3. The construction of the substation and sprinkler tank structures shall be completed in accordance with the details previously agreed under 24/0666 unless otherwise agreed in writing by the Local Planning Authority. Development shall commence in accordance with the agreed details.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with Policies GP2 and GP7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
4. Notwithstanding the information submitted, a scheme for the landscaping and planting of the bund shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the substation. The landscaping and planting of the bund shall be carried out by a date not later than the end of the first planting season following the first use of the substation. Thereafter the trees and shrubs shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. For the purpose of this condition, a full planting season shall mean the period from October to April.
Reason: In the interests of visual amenity in accordance with Policies GP2 and GP5 of the of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015) and to provide habitat compensation in accordance with Policies SP9 and GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Partially discharged under application 24/0531 by Newport City Council on the 20.09.2024

5. No development or phase of development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

A preliminary risk assessment which has identified:

all previous uses o potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and receptors
potentially unacceptable risks arising from contamination at the site

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.

The results of the site investigation and the detailed risk assessment referred to in (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.

A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

REASON: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Partially discharged under application 24/0432 by Newport City Council on the 25.06.2024

6. Prior to the operation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.
REASON: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

7. 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.
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).
8. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
REASON: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution in accordance with Policy GP7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
9. 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.
REASON: 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 in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Partially discharged under application 24/0432 by Newport City Council on the 25.06.2024

10. The development hereby approved shall be carried out in accordance with the details as contained within the submitted document CWL12 and Plot 7 Construction Environmental Management Plan: Biodiversity, dated November 2023.
Reason: To protect the amenities of nearby residents and in the interests of ecology including European protected species and in the interest of safeguarding the features of the Severn Estuary European sites and SSSI and the River Usk SAC and SSSI in accordance with Policy GP2 and GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
11. No development shall commence until the protective tree fencing has been installed in accordance with the Area 7 Tree and Vegetation Protection and Removal Plan (CWL12-SOLB-ZZ-SI-DR-L-900102 Rev C05) and the Arboricultural Method Statement by Steve Ambler & Sons Tree Specialists Ltd dated February 2025. The fencing shall be retained for the duration of construction.
REASON: To protect importance landscape features in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
12. The compensation areas must be implemented as shown on the drawings below and in accordance with details to be agreed via condition 05 of this consent 23/0954: Habitat Compensation Areas across CWL13, CWL12 and Plot 7 (Drawing ref: 5222744-ATK-XX-XX-DR-L-401003 Rev P01).
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.

1. The development plan for Newport is the Newport Local Development Plan 2011 -2026 (Adopted January 2015). Policies SP9, GP2, GP3, GP4, GP5, GP6, GP7 and T4 were relevant to the determination of this application.
2. As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

Signed on behalf of the Council



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Application Number: 25/0709

Decision Date: 27th October 2025

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).