

Delegated Decision Report

Application No:	25/0110	Statutory Period Expires:	28th May 2025
------------------------	----------------	----------------------------------	---------------------------------

Site:	UK Power Reserve Traston Road Newport South Wales NP19 4RQ		
Proposal:	VARIATION OF CONDITION 01 (PLANS) OF PLANNING PERMISSION 23/0282 FOR VARIATION OF CONDITION 1 (APPROVED PLANS) OF PLANNING PERMISSION 21/1067 TO REMOVE CONDITIONS 3 (REPTILE METHOD STATEMENT) AND 4 (APPOINTED ECOLOGIST) AND EXTEND THE TIME LIMIT TO COMMENCE DEVELOPMENT BY 5 YEARS IN RESPECT OF PLANNING PERMISSION 16/0855 FOR THE INSTALLATION OF COMMERCIAL BATTERY STORAGE AND ASSOCIATED INFRASTRUCTURE AND WORKS		
Applicant:	Field Newport Ltd		
Type:	Renewals and Variation of Conditions	Ward:	Llanwern
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 This application relates to UK Power Reserve, Traston Road, Newport.

3. DESCRIPTION OF DEVELOPMENT

3.1 Field Newport Ltd is part of the Field group, who develop, build and operate renewable energy infrastructure. The Field Newport BESS will have the capacity to generate 40 MWh.

3.2 This S73 application seeks to vary the approved plans in relation to planning permission 23/0282. The existing development comprises commercial battery storage. The proposed amendments include:

- The construction of new 'harmonic filter' equipment, this addition will help reduce electrical and harmonic noise on the local grid network (this is a requirement of the grid connection agreement with the Distribution Network Operator);
- Relocation of LV cabinets;
- Rearrangement of the battery racks;
- Slight adjustments to the site compound layout;
- Extension of approximately 40m of fencing to the west of the site adjacent to the DNO Metering building;
- Removal of the vehicle access barrier and replacement with a gate;
- Amendments to the site building platforms (the site buildings are to remain in the same location, however, the platforms have been amended to allow for maintenance and to comply with relevant HSE requirements and regulations relating to electrical management);
- Amendments to the welfare building to allow the installation of a clean water storage tank and waste tank beneath the building;
- Increasing the length of hedgerow along the northern boundary of the site by infilling a gap where car parking spaces were previously located; and
- Increasing the height of CCTV post lighting and the addition of non-lit CCTV posts.

4. RELEVANT SITE HISTORY

04/1905	ERECTION OF NEW 400KV NATIONAL GRID ELECTRICITY SUB-STATION	GRANTED WITH CONDITIONS
---------	---	-------------------------

14/0256	ERECTION OF A SMALL SCALE STANDBY ELECTRICITY GENERATION PLANT	GRANTED WITH CONDITIONS
15/0514	DEVELOPMENT OF STAND-BY GENERATION PLANT AND ASSOCIATED WORKS (AMENDMENT TO APPROVAL 14/0256)	GRANTED WITH CONDITIONS
16/0855	INSTALLATION OF COMMERCIAL BATTERY STORAGE AND ASSOCIATED INFRASTRUCTURE AND WORKS	GRANTED WITH CONDITIONS
21/1067	S73 APPLICATION TO REMOVE CONDITIONS 3 (REPTILE METHOD STATEMENT) AND 4 (APPOINTED ECOLOGIST) AND EXTEND THE TIME LIMIT TO COMMENCE DEVELOPMENT BY 5 YEARS IN RESPECT OF PLANNING PERMISSION 16/0855 FOR THE INSTALLATION OF COMMERCIAL BATTERY STORAGE AND ASSOCIATED INFRASTRUCTURE AND WORKS	GRANTED WITH CONDITIONS
22/0712	NON MATERIAL AMENDMENT APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS) AND CONDITION 4 (FINISHED FLOOR LEVELS) OF PLANNING PERMISSION 21/1067 S73 APPLICATION TO REMOVE CONDITIONS 3 (REPTILE METHOD STATEMENT) AND 4 (APPOINTED ECOLOGIST) AND EXTEND THE TIME LIMIT TO COMMENCE DEVELOPMENT BY 5 YEARS IN RESPECT OF PLANNING PERMISSION 16/0855 FOR THE INSTALLATION OF COMMERCIAL BATTERY STORAGE AND ASSOCIATED INFRASTRUCTURE AND WORKS. AMENDMENTS INCLUDE CHANGES TO SITE LAYOUT, LEVELS, DRAINAGE AND THE REDUCTION IN THE NUMBER OF BATTERY UNITS	APPROVED AND CONDITIONS
23/0104	NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 21/1067 FOR S73 APPLICATION TO REMOVE CONDITIONS 3 (REPTILE METHOD STATEMENT) AND 4 (APPOINTED ECOLOGIST) AND EXTEND THE TIME LIMIT TO COMMENCE DEVELOPMENT BY 5 YEARS IN RESPECT OF PLANNING PERMISSION 16/0855 FOR THE INSTALLATION OF COMMERCIAL BATTERY STORAGE AND ASSOCIATED INFRASTRUCTURE AND WORKS. PROPOSED AMENDMENTS RELATING TO; ADDITION OF AUXILIARY TRANSFORMER; REDUCTION TO SUBSTATION FOOTPRINT; CREATION OF 2NO. PLATFORMS AROUND BATTERY UNITS AND ASSOCIATED TRANSFORMERS, INVERTERS AND LV CABINETS IN PLACE OF INDIVIDUAL PLATFORMS; INCREASE IN FOOTPRINT OF DNO METERING STATION, REMOVAL OF HARDSTANDING AND ADDITION OF PLATFORM; INCREASE IN NUMBER OF INDIVIDUAL BATTERY UNITS; ADDITION OF ACCESS STAIRS AND DOOR TO WELFARE UNIT; AMENDMENT TO BOUNDARY FENCE ALIGNMENT AND INCREASE IN HEIGHT TO 3 METRES; REDUCTION OF APPROVED PLATFORM HEIGHTS; INCLUSION OF VEHICLE BARRIERS TO SITE ENTRANCE AND; INCLUSION OF NATIVE HEDGE TO NORTH OF SITE	REFUSED
23/0282	VARIATION OF CONDITION 1 (APPROVED PLANS) OF	GRANTED WITH

	PLANNING PERMISSION 21/1067 S73 APPLICATION TO REMOVE CONDITIONS 3 (REPTILE METHOD STATEMENT) AND 4 (APPOINTED ECOLOGIST) AND EXTEND THE TIME LIMIT TO COMMENCE DEVELOPMENT BY 5 YEARS IN RESPECT OF PLANNING PERMISSION 16/0855 FOR THE INSTALLATION OF COMMERCIAL BATTERY STORAGE AND ASSOCIATED INFRASTRUCTURE AND WORKS. PROPOSED AMENDMENTS RELATING TO; ADDITION OF AUXILIARY TRANSFORMER; REDUCTION TO SUBSTATION FOOTPRINT; CREATION OF 2NO. PLATFORMS AROUND BATTERY UNITS AND ASSOCIATED TRANSFORMERS, INVERTERS AND LV CABINETS IN PLACE OF INDIVIDUAL PLATFORMS; INCREASE IN FOOTPRINT OF DNO METERING STATION, REMOVAL OF HARDSTANDING AND ADDITION OF PLATFORM; INCREASE IN NUMBER OF INDIVIDUAL BATTERY UNITS; ADDITION OF ACCESS STAIRS AND DOOR TO WELFARE UNIT; AMENDMENT TO BOUNDARY FENCE ALIGNMENT AND INCREASE IN HEIGHT TO 3 METRES; REDUCTION OF APPROVED PLATFORM HEIGHTS; INCLUSION OF VEHICLE BARRIERS TO SITE ENTRANCE AND; INCLUSION OF NATIVE HEDGE TO NORTH OF SITE	CONDITIONS
--	--	------------

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

The following policies of the Local Development Plan for Newport are considered to be relevant to the proposed development.

Policy SP1 Sustainability favours proposals which make a positive contribution to sustainable development.

Policy SP3 Flood Risk ensures development is directed away from flood risk areas.

Policy GP4 General Development Principles – Highways and Accessibility states that development should provide appropriate access for pedestrians, cyclists and public transport along with appropriate car parking and cycle storage. Development should not be

detrimental to the highway, highway capacity or pedestrian safety and should be designed to enhance sustainable forms of transport and accessibility.

GP2 General Amenity states that development will be permitted where, as applicable there will not be a significant adverse effect on local or visual amenity.

Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats.

Policy GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy GP7 General Development Principles – Environmental Protection and Public Health states that development will not be permitted which would cause or result in unacceptable harm to health.

6. CONSULTATION RESPONSES

- 6.1 ENVIRONMENTAL HEALTH OFFICER: No adverse comments in relation to this application from an Environmental Protection perspective.
- 6.2 ECOLOGY OFFICER: My comments for 21/1067 were that aerials of this site seem to show it covered with bare ground with no vegetation present, so I had no objection to the removal of conditions 3 and 4. I have no objections on this occasion, and the Green Infrastructure Assessment is appropriate, subject to implementation.
- 6.3 HIGHWAYS OFFICER: No objections. The amendments would have no impact on highway matters and therefore raise no objections.
- 6.4 NATURAL RESOURCES WALES: We have no objection to the variation of condition 1 and provide the following advice.

The planning application proposes less vulnerable development. Our Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 2 and 3 Sea.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

We have reviewed the supporting FCA referenced 65206973-SWE-ZZ-ZZ-T-C-0001 dated 5 December 2024 to support a commercial scale battery storage and associated infrastructure facility. The FCA also covers the minor amendments sought by this variation application including but not limited to the following:

- Changes to the arrangement/layout of equipment platforms
- The construction of a new harmonic filter equipment (principally changing the size of the control room)
- The introduction of water tanks beneath the welfare building
- Minor extension of fencing

The topographical survey of the site states that the site falls from south to north with levels ranging from 7.5-6m AOD. Levels where the battery site is to be constructed vary between

6.44-7.5m AOD. The application for a battery storage facility comes with the assumption the storage capacity of the batteries would be less than 25 years. However, the FCA and design life of 75 years has been used for the flood risk assessment and the following flood levels provided:

- 1 in 200 year plus climate change : 7.91m AOD
- 1 in 1000 year plus climate change : 8.1m AOD

In order to comply with the requirements of TAN 15, it is proposed to raise all structures to a level of 8.51m AOD with the use of silts. Whilst we do not encourage the use of silts and voids, this design would ensure the components of the development are located above the extreme flood events with a freeboard allowance.

The FCA confirms that the site is not usually manned and in the event of flooding of the site, it is not expected that there will be any people on the site to evacuate. However, an emergency route provided in the FCA suggest east and north of Traston Road to Nash Road, then north on Nash Road to the A5 would be the most suitable evacuation route. It is recommended that the owners of the site should sign up to the available early warning system by NRW to allow for evacuation and have the ability to remotely shut down all electrical equipment in order to protect the site. We would expect the emergency planners of the LPA to review any emergency plans for the site.

A number of storage tanks will be buried below the level of 8.51m AOD and the FCA calculated the loss of volume associated with these components. The displacement volumes given in the FCA are shown to be insignificant and will have a negligible impact on the level of flood water in the local area, and compensation is therefore not considered necessary. We are satisfied with this statement and require no further assessment in terms of tidal third party impacts or displacement.

Given the changes to the development are minor from a flood risk aspect, we would have no further comment.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 25/02/2025, Site Notice was put up on 28/02/2025.

- 7.1 NEIGHBOURS: Neighbours with a common boundary and opposite were consulted and a site notice erected and no responses were received.
- 7.2 NASH COMMUNITY COUNCIL: No response.

8. ASSESSMENT

Design and Amenity

- 8.1 With regards to the relocation of the LV cabinets, rearrangement of the battery racks, slight adjustments to the compound layout, removal of the vehicular access barrier, amendments to the site building platforms and welfare building and increasing the length of the hedgerow these amendments are either considered to represent a visual improvement on the approved scheme or are small in scale. These changes would therefore not result in a detrimental impact visually or in terms of amenity. The proposed development would introduce new structures including new harmonic filter equipment and the increase in height of the approved CCTV post lighting as well as the addition of non lit CCTV posts, however

these buildings/structures would all be located within the existing envelope of this site and are in keeping with the approved use and the site's industrial context. None of the new structures would be any taller than the approved DNO substation building and the increase in height of the CCTV columns is marginal at 1m. In addition, the minor increase in height of some of the proposed structures is not considered to result in an adverse impact in terms of amenity. On this basis the proposal is considered to accord with policies GP2, GP6 and GP7.

- 8.2 In relation to additional fencing, the proposed changes are minor to take account of the varied site layout and will not result in an adverse impact in respect of amenity and therefore are also considered acceptable.

Flood Risk

- 8.3 In terms of flood risk the site lies within Zone 3 as outlined on the Flood Map for Planning and Zone C1 on NRW's Development Advice Map. The previous application (23/0282) was accompanied by a Flood Consequences Assessment. The results of this assessment were based on the previously approved layout, which included calculations regarding the footprint of the scheme, permeable areas and levels. The changes proposed as part of this S73 application include variations to the footprint of a number of buildings and the construction of new structures as well as changes to permeable areas. An updated FCA along with a revised proposed site plan and proposed elevations have been provided as part of this application which confirm that:

- The topographical survey of the site states that the site falls from south to north with levels ranging from 7.5-6m AOD.
- Levels where the battery site is to be constructed vary between 6.44-7.5m AOD.
- The application for a battery storage facility comes with the assumption the storage capacity of the batteries would be less than 25 years. However, the FCA and design life of 75 years has been used for the flood risk assessment and the following flood levels provided:
 - 1 in 200 year plus climate change : 7.91m AOD
 - 1 in 1000 year plus climate change : 8.1m AOD
- In order to comply with the requirements of TAN 15, it is proposed to raise all structures to a level of 8.51m AOD with the use of stilts.
- The site is not usually manned and in the event of flooding of the site, it is not expected that there will be any people on the site to evacuate.
- A number of storage tanks will be buried below the level of 8.51m AOD and the FCA calculated the loss of volume associated with these components.

- 8.4 NRW have confirmed that the displacement volumes given in the FCA are shown to be insignificant and would have a negligible impact on the level of flood water in the local area, compensation is therefore not considered necessary. NRW are satisfied with this statement and require no further assessment in terms of tidal third party impacts or displacement. Given the changes to the development are minor from a flood risk aspect, they have no objections to the proposals.

- 8.5 Previous proposals for battery storage at this site have been considered to comprise Less Vulnerable Development, however it is noted that the definition of Highly Vulnerable Development within TAN 15 includes, 'especially vulnerable industrial development (e.g. power stations, chemical plants, incinerators)'. On this basis, further information was requested from the applicant regarding the potential attendant risks to the public and the water environment should the site be inundated with salt water.

The applicant previously confirmed as part of application 23/0282 the following:

The proposed DNO and proposed customer substation and all associated control equipment are raised above the 0.1% AEP level. Furthermore, even in an extreme, unpredictable event it would be possible to remotely isolate the development so that all electricity to the batteries is cut.

The batteries are also raised above the 0.1% AEP level. In any case, the cells are contained in hermitically sealed (i.e. airtight and watertight) modules. Therefore, even in an extreme, unpredictable event during which the batteries are inundated with flood water, there is no potential for damage to the battery cells and therefore no pathway for environmental contamination.

Accordingly, there is no risk to the water environment in the event of the proposed batteries being inundated with flood water (including the Sea).

The proposed development will be unmanned, so even in the event of an unpredicted flooding event, it would not create risk to human life at the site. Workers visiting the site on occasion will be able to decide whether they wish to accept any risks to life associated with flooding and to manage the consequences of such a risk. There is no attendant risk.

Mitigation is in place to ensure that during such an event there is no on-site risk to the public:

- *An evacuation route to Flood Zone A has been identified in the FCA (Figure 4); and*
- *The site will be subscribed to NRW's early warning system.*

This mitigation will ensure that even in a very low probability event of an operational visit being undertaken during an extreme, unpredicted flooding event suitable evacuation time will be available.

8.6 In addition to the above, it is noted that the application site already benefits from an extant planning permission for battery storage, a fallback position which must be afforded substantial weight in the context of this application. Furthermore, NRW do not offer an objection and therefore on this basis, the proposals are considered acceptable in accordance with TAN 15 and policy SP3.

8.7 An updated version of TAN 15 was implemented on 31st March 2025, however as outlined within Dear Chief Planning Officer Letter dated 31/03/2025, applications registered and validated prior to this date should continue to be assessed against the old (2004) edition of the TAN. There have been no other policy changes or a material change in planning circumstances since the date of the previous planning permission (27th July 2023), which are considered to affect the assessment of application 23/0282.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons

who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 The proposed amendments are considered acceptable in accordance with the relevant policies of the Newport Local Development Plan 2011-2026.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

Site Location Plan (002.1 Rev 00)

DNO Substation Plan and Elevations (004.1 Rev 0)

Customer Substation Plan and Elevations (004.2 Rev 0)

Battery Layout West Platform Plan and Elevations (004.3.1 Rev 01)

004.3.2 Rev 1 - BESS Units, Transformer and Inverter Plan and Elevations East Group Layout

004.3.3 Rev 1 - BESS Units, Transformer and Inverter Plan and Elevations Variation 1 - 22 Racks

004.3.4 Rev 1 - BESS Units, Transformer and Inverter Plan and Elevations Variation 2 - 21 Racks

004.6 - LV Cabinet Plan and Elevations

004.3.5 Rev 1 - BESS Units, Transformer and Inverter Plan and Elevations 'Variation 3 - 11 Racks

Welfare Building Plan and Elevations (004.5, Rev 01)

004.7 Rev 1 - AUX Transformer Plan and Elevations

004.9 Vehicle Barrier Plan and Elevations

005.1.3 Full Site Actual Ground Level Elevations

006.0 - Fence Plan - Palisade Fence with Electric Topper

BTGBNEW01_005.1 - Site Elevations complete with Fencing

BTGBNEW01_005.2 - Site Elevations without Fencing

230202 - Biodiversity Statement

Flood Consequences Assessment – Sweco UK Limited' (Reference 65206973- SWE-ZZ-XX-T-C-0001 (Revision P06) by dated 05 December 2024)

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

Pre Commencement Conditions

02 No development, (other than demolition) shall commence until:

A) Appropriate supplementary intrusive site investigation, risk assessment and remediation strategy (if necessary), shall be submitted and approved in writing by the Local Planning Authority.

No part of the development hereby permitted shall be occupied until:

B) If required, a Completion/Verification Report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority.

C) Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the Local Planning Authority and the revised strategy shall be fully implemented prior to further works continuing.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

General Conditions

03 The finished floor levels of the development hereby approved shall be set no lower than 8.51 metres Above Ordnance Datum (AOD) (Newlyn).

Reason: To reduce the risk of flooding to the proposed development and future users in accordance with policy SP3.

04 No external lighting shall be erected prior to full details having first been submitted to and agreed by the Local Planning Authority. The development shall be carried out in accordance with the approved lighting details.

Reason: To ensure dark corridors are maintained around the site in the interests of Ecology in accordance with policies SP9 and GP5.

05 The proposed development shall be undertaken in accordance with measures outlined in the Flood Consequences Assessment – Sweco UK Limited' (Reference 65206973-SWE-ZZ-XX-T-C-0001 (Revision P06) by dated 05 December 2024).

Reason: To reduce the risk of flooding to the proposed development and future users in accordance with policy SP3.

NOTE TO APPLICANT

01 This decision relate to plans nos:

Site Location Plan (002.1 Rev 00)

DNO Substation Plan and Elevations (004.1 Rev 0)

Customer Substation Plan and Elevations (004.2 Rev 0)

Battery Layout West Platform Plan and Elevations (004.3.1 Rev 01)

004.3.2 Rev 1 - BESS Units, Transformer and Inverter Plan and Elevations East Group Layout

004.3.3 Rev 1- BESS Units, Transformer and Inverter Plan and Elevations Variation 1 - 22 Racks

004.3.4 Rev 1 - BESS Units, Transformer and Inverter Plan and Elevations Variation 2 - 21 Racks

004.6 - LV Cabinet Plan and Elevations

004.3.5 Rev 1 - BESS Units, Transformer and Inverter Plan and Elevations 'Variation 3 - 11 Racks

Welfare Building Plan and Elevations (004.5, Rev 01)

004.7 Rev 1 - AUX Transformer Plan and Elevations

004.9 Vehicle Barrier Plan and Elevations

005.1.3 Full Site Actual Ground Level Elevations

006.0 - Fence Plan - Palisade Fence with Electric Topper

BTGBNEW01_005.1 - Site Elevations complete with Fencing

BTGBNEW01_005.2 - Site Elevations without Fencing

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP3, GP4, GP5, GP6 and GP7 were relevant to the determination of this application.

03 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.