

To: Building Control / Planning Department, **Newport City Council**

Planning Application No:- 18/0802

Subject: Application to Discharge Condition – Charging Points (Condition 9)

Site: The Crown Building, 11 Chepstow Road, Newport, Np19 8BQ (current/new postcode)

Dear Sir/Madam,

In accordance with Condition 9 of planning permission 18/0802, please find enclosed details of the proposed **EV Charging Points** for the approved flats at The Crown Building.

The submission includes:

- Design statement confirming compliance with Condition 9
- Confirmation that the system will be installed prior to occupation and retained thereafter.
- Design Drawing/schematic layout

We trust that this provides sufficient information to discharge the condition. Should you require any further details or clarification, please do not hesitate to contact me.

Kind regards,

Mo Rashid

GN & RB Ltd

Provision of Electric Vehicle Charging Points – Planning Condition (Condition 9 – Pre-Occupation)

Site: The Crown Building, 11 Chepstow Road, Newport, NP19 8BQ

Planning Ref: 18/0802

Applicant: M. Rashid, GN & RB Ltd

Date: 05/03/2026

1. Purpose of Submission

This statement is submitted to discharge **Condition 9** of the Planning Consent. The objective is to provide high-quality electric vehicle (EV) charging infrastructure that aligns with Policies SP1 and GP7 of the **Newport Local Development Plan**.

This submission confirms the immediate installation of **active** charging points and the comprehensive **passive** future-proofing of all 56 residential parking bays.

2. EV Charging Infrastructure Specification

2.1 Active Provision (Immediate Installation)

- **Quantity:** Two (2) Active Charging Points serving Bays 46 and 47.
- **Hardware:** EV Meter Pay (Nayax) Smart Chargers.
- **Power Output:** 7.4kW (32A) per socket. While the hardware is 22kW-capable, units will be software-derated to 7.4kW to optimize the site's current load profile.
- **Key Features:**
 - * **Universal Socket:** Type 2 (untethered) to ensure compatibility with all EV models.
 - **Payment Integration:** Built-in contactless credit/debit card readers (Apple Pay/Google Pay) to facilitate seamless resident use without the need for third-party app subscriptions.
 - **Smart Compliance:** Fully **OCPP 1.6J compliant**, allowing for remote monitoring and demand-side response.
 - **Safety:** Integrated **PEN Fault Protection**, eliminating the need for external earth electrodes and ensuring a neat, safe installation.

2.2 Passive Provision (Future Expansion)

- **Scope:** All remaining 54 parking bays.
 - **Infrastructure:** Underground ducting and cable containment have been pre-installed (see Appendix 1).
 - **Capacity:** The "Passive" route allows for the rapid "plug-and-play" installation of additional chargers as resident demand increases, without the requirement for further groundworks or excavation.
-

3. Electrical Capacity & Load Management Strategy

3.1 Dedicated Power Supply

The development is served by a **dedicated 132kVA (approx. 132kW) electrical supply** specifically allocated for EV charging infrastructure.

3.2 Dynamic Load Management (DLM)

To support the long-term goal of 56 active charging bays, the system utilizes **Dynamic Load Management**.

- **Functionality:** The DLM software communicates with the EV Meter Pay units to monitor total site draw in real-time.
- **Efficiency:** During peak periods (e.g., 6:00 PM), the system automatically balances the available 132kW across all active vehicles. As vehicles reach full charge, power is redistributed to others.
- **Scalability:** This 132kVA capacity, combined with current capacity (for 12 charging points) and DLM, is sufficient to provide an effective overnight charge for all 56 bays as the site transitions from 2 active points to 56, without requiring further grid upgrades.

4. Installation, Commissioning, and Management

- **Timeline:** The two active points (Bays 46 & 47) will be fully operational prior to first occupation.
- **Management:** The units feature **4G cellular connectivity**, allowing the Building Management Company to track usage, manage energy costs, and ensure 99% uptime.
- **Resident Information:** Full instructions for use, including the "Tap-and-Go" payment process, will be included in the Resident Welcome Pack.

5. Summary of Supporting Documents

- **Appendix 1:** EV Charging Location Plan (Showing Active vs. Passive bays and ducting routes).
- **Appendix 2:** EV Meter Pay Technical Data Sheet (Highlighting OCPP compliance and 7.4kW–22kW flexibility).
- **Appendix 3:** Confirmation from National Grid (Ref: 132kVA dedicated supply capacity for future expansion).

6. Conclusion

The proposed scheme provides immediate, high-spec charging facilities while ensuring the entire 56-bay car park is "EV-Ready." By utilizing market-leading hardware and smart load management, the development exceeds the requirements for sustainability and future-proofing.

It is respectfully requested that Condition 9 be formally discharged.

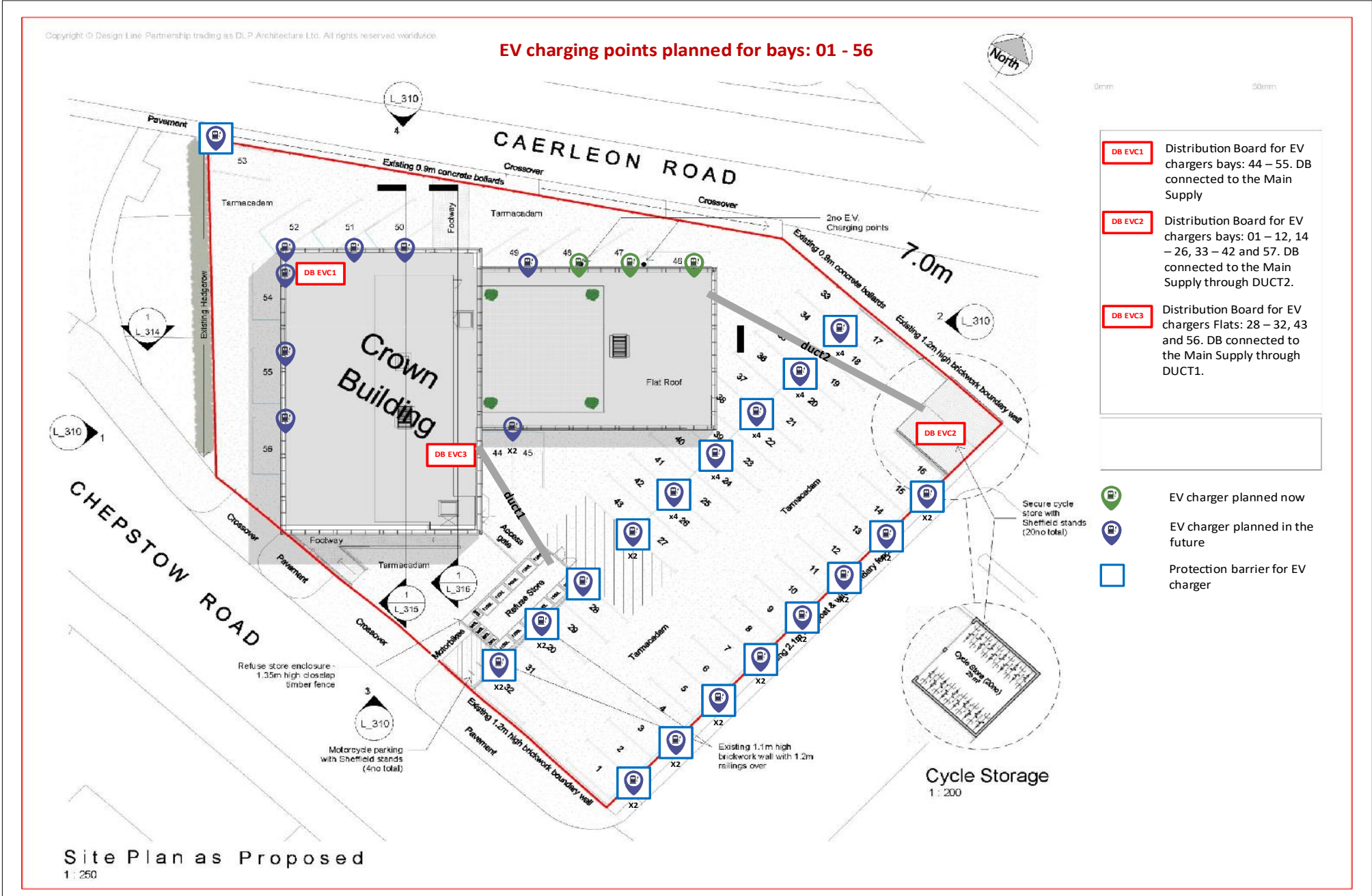
Name: Mo Rashid

GN & RB Ltd

Position: Director

Date: [28/11/2025]

Appendix 1 – EV Charging Location Plan





A smart level-2 public charging station designed for hotels, shopping centers, parking lots, workplaces, municipalities and more.

This universal charging station is equipped with a built-in card reader that accepts every payment method including debit and credit cards, digital wallets, QR codes, prepaid, NFC and more. EV Meter's smart, secure and feature-rich solution enables businesses to take initiative and maximize their revenue.



24/7 Monitoring Real-time event notifications and remote software updates



Easy Installation
Quick to deploy in any location



Weather Resistant
Designed to withstand any environmental conditions



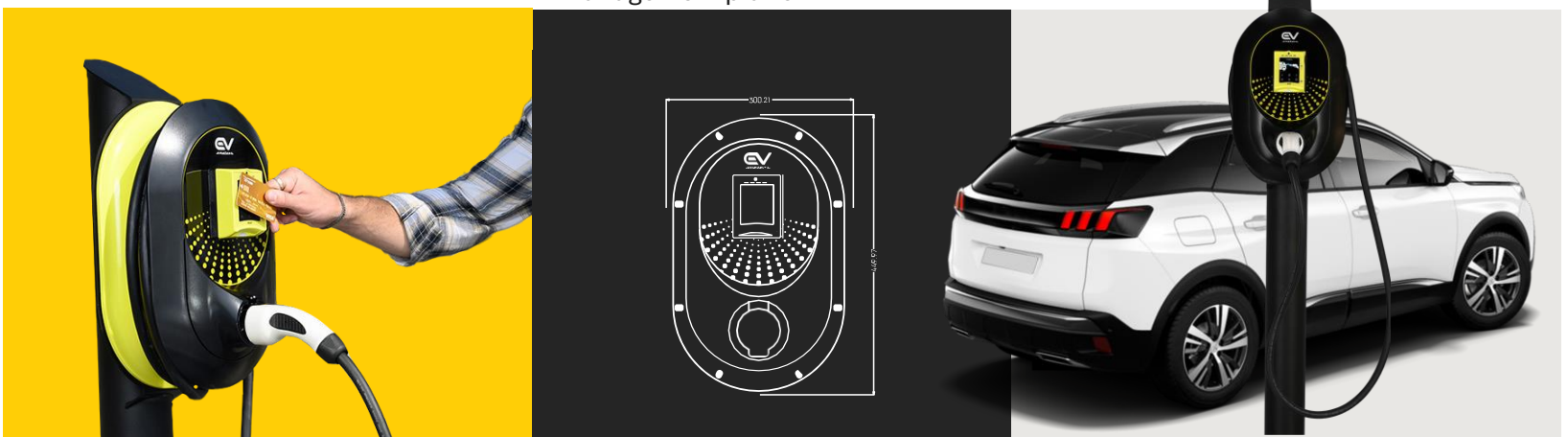
Open Payment System
Accept any type of payment method



OCPP Supported
Manage the charging station by using EV Meter Core or any other management platform



Multi-Language
Operates in 15 languages with unique voice interaction features



Electrical Data	AC Power Supply	3P + N + PE
	AC Input Voltage	380-400 VAC +/-10%, 50-60Hz
	AC Output Voltage	380-400 VAC +/-10%, 50-60Hz
	Maximum Input / Output Current	3x32A
	Maximum Input / Output Power	22kW
	Number of Plugs	One
Communication	Interface Protocol	OCPP 1.6 Supported
	Server Communication	Ethernet, 4G
Supported Payment Schemes	Debit & Credit Cards	Swipe, contact, contactless, EMV chip cards
	Mobile & NFC Payments	Google Pay, Apple Pay, Swish and more
	Prepaid cards & closed environments	Alipay, WeChat Pay and others
	Static and Dynamic QR codes	
Safety & Protections	Safety Protections	Electronic RCD 30mA AC Electronic 6mA DC Fault current detection
	Power Limit Control	Mode 3 PWM control according to IEC 61851-1
	Type 2 Socket Protection	IEC 62196-1 , IEC 62196-2
	Available Connections	Type 2 Socket or 5m Cable with Plug
Enclosure & Environmental Conditions	IP Rating	IP55
	Enclosure Material	PC + UV
	Operating Temperature	(-25°C) to (+55°C)
	Ambient Temperature Storage	(-30°C) to (+70°C)
	Status LEDs	Yes
	Light Beacon	RGB color indicator
	Built-in Energy Meter	Yes
Weight & Dimensions (WxHxD)	Cable	450x300x180 mm, 8Kg
	Socket	480x300x180 mm, 6Kg
Standards & Certifications	ROHS	
	REACH	
	CE Compliant	
Optional Devices	Type 2 Socket Protection	Shutter
	Dynamic Load Management	Yes
	Pedestal	Yes

Appendix 3 – Confirmation from National Grid ref dedicated Power Supply for EV Chargers

MNaz4@hotmail.co.uk

From: Taylor, Oliver R. <otaylor@nationalgrid.co.uk>

Sent: 01 April 2026 14:40

To: mnaz4@hotmail.co.uk

Subject: 4647886 - 11, Chepstow Road, Newport, NP19 8EA

Good afternoon,

As discussed, the initial import capacity (that was provided across 2no. three phase supplies) was set at 430kVA as per your application.

We have provided this by installing 315A fuses within the heavy duty cut outs which have the capacity to provide 434.7kVA across the 2no. supplies.

This leaves a spare capacity of 14.7kVA as the network currently stands.

As you have dedicated supplies directly from the substation to your property, we could uprate the fuses from 315A to 400A which would provide a maximum capacity of 552kVA across the 2no. supplies, leaving a spare capacity of 132kVA that can be utilised for the proposed EV charging points.

You will need to appoint an EVCP installer to submit a formal application for the EVCPs that you intend to install at the property, following receipt and approval of which, we can attend site to uprate the fuses accordingly.

Regards,

Oliver Taylor

Network Design Engineer

Network Services (South Wales) / Distribution

East Monmouthshire

nationalgrid

+44 (0)1633 628251

otaylor@nationalgrid.co.uk

Manager – Michael Williams mjwilliams@nationalgrid.co.uk +44 (0)1633 628250

Team Support - Danielle Cox dlcox@nationalgrid.co.uk +44 (0)1633 628256

Ty Coch Way, Ty Coch, Cwmbran, Gwent, NP44 7EZ

nationalgrid.co.uk

Please consider the environment before printing this email.

Advance notice of leave: N/A

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

You may report the matter by contacting us via our contacts pages:

<http://www2.nationalgrid.com/contact-us/> (UK); or <https://www1.nationalgridus.com/ContactUs> (US).