

Notice of Decision



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Lichfields
Helmont House
Churchill Way
Cardiff
CF10 2HE

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

Application No: **25/0110**

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

Proposal: **VARIAION 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**

Site/Location: **UK Power Reserve, Traston Road, Newport, South Wales, NP19 4RQ**

Decision Date: **15th May 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 17th February 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:

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.

2. 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 been 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.
3. 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.
4. 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.
5. 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

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. 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)
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2. 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.

3. 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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
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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

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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).