

Our Ref: CSC1240
Date: 8th January 2025

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Ms Joanne Davidson
East Area Development Manager
Planning Services
Newport City Council
Newport
NP20 4UR

Planning Portal Ref: PP-14568770

Dear Ms Davidson,

**Application Under Section 96A of the Town and Country Planning Act 1990 (As Amended)
Non-Material Amendment to Planning Permission Reference 25/0407
Land at Uskmouth Power Station, West Nash Road, Nash, Newport, NP18 2BZ**

With regard to planning permission Ref: 25/0407, approved by your authority on 8 October 2025, I am instructed by my client, AW2 Energy Storage Limited, to seek a non-material amendment (NMA) to the permission under Section 96A of the Town and Country Planning Act 1990 (as amended).

Planning permission 25/0407 relates to the *'Removal of stored pulverised fuel ash (PFA) and the installation of a new battery energy storage system (BESS) with all associated drainage, infrastructure, engineering and associated utilities connections'* on land at Uskmouth Power Station, West Nash Road, Nash, Newport, NP18 2BZ.

Further to discussions with the Local Planning Authority, this NMA application seeks to amend the wording of Condition 7 of the permission. The proposed amendment would introduce a phased approach, enabling the details relating to the PFA removal to be submitted and approved in advance of those relating to the construction of the BESS.

Accordingly, please find enclosed the following supporting information:

- Completed Application form
- Site Location Plan (Ref: P-AW2-101)
- Decision Notice for 25/0407

The applicable planning application fee amounting to £327 has been paid under separate cover.

Description of Proposed Amendment

Condition 7 of planning permission 25/0407 relates to a method statement on the phasing and logistics of development. This NMA application seeks permission to amend the wording of condition as follows:

A method statement(s) comprehensively detailing the phasing and logistics of development shall be submitted to and approved in writing by the Council as Local Planning Authority in accordance with the following provisions:

- Prior to the commencement of the PFA removal/Phase1 and insofar as the Statement relates to the PFA removal phase only; and*
- Prior to any other development hereby approved (excluding PFA removal).*



The method statement(s) shall include, but not be limited to:

PFA removal and construction phase traffic routes (as applicable), including provision for access to the site and how conflict with other users will be avoided

The extent the on-site rail network can and will be used during the construction phase

Entrance/exit from the site for visitors/contractors/deliveries

Location of directional signage within the site

Siting of temporary containers

Parking for contractors, site operatives and visitors

Details of how access routes to neighbouring uses will be maintained or modified during construction phase

Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction

Temporary roads/areas of hard standing

Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements

Details of abnormal vehicles, frequencies, timing and routing

Storage of materials and large/heavy vehicles/machinery on site

Measures to control noise and dust

Details for the recycling/disposing of waste resulting from construction works

Hours of working

Phasing of works including start/finish dates

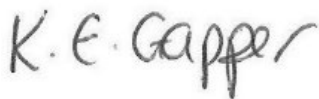
Emergency Plan

For the avoidance of doubt all development vehicles shall load/unload within the confines of the site and not on the highway. The development shall be carried out in accordance with the approved plan/statement, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for development 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.

We trust that the above and enclosed information is sufficient to enable a swift and favourable determination of the application. However, should you have any questions, please do not hesitate to contact me.

Yours faithfully,



Kate Gapper
Director
CarneySweeney Ltd

