

Newport City Council
Planning Services
Planning and Economic Regeneration
Newport City Council
Newport
NP20 4UR

Date: 11 February 2025
Our ref: 69605/01/GW/33132838v6

To Whom It May Concern

Section 73 Application seeking to amend Condition 1 (list of approved plans) attached to permission 23/0282

On behalf of our client Field Newport Ltd, please find enclosed an application submitted under Section 73 (S73) of the Town and Country Planning Act 1990 (as amended). The application seeks to amend the list of approved plans attached to permission 23/0282 relating to the development of a battery storage facility with associated infrastructure at Traston Road, Newport.

The application has been submitted online via Planning Applications Wales (Reference PP- 13579000).

The requisite fee of £230 has been paid.

Application Submission

The planning application submission comprises the documents listed below, along with this covering letter:

- 1 Planning Application Form
- 2 Planning Statement
- 3 Updated Plans Package
- 4 Flood Consequences Assessment
- 5 Green Infrastructure Statement

Background to the Proposed Development

Planning permission for the Newport Battery Energy Storage Facility was originally granted in November 2016 (16/0855). It has since been subject to numerous planning permissions, which are detailed in the planning statement.

This application concerns minor amendments to the permitted scheme. Whilst we believe that the proposed amendments are minor, for completeness and in the interest in transparency, the applicant is seeking permission for the proposed amendments by way of the enclosed s.73 application. All pre commencement conditions have been discharged and development commenced in August 2023. We understand that the permitted scheme is nearing completion, with the exception of the new 'harmonic filter' equipment which is yet to be constructed.

Proposed Amendments

As a result of further detailed design work and in order to complete the development, permission is sought for the following amendments :

- 1 The construction of new 'harmonic filter' equipment;
- 2 The relocation of the LV cabinets;
- 3 The rearrangement of battery racks;
- 4 Slight adjustments to the site compound layout;
- 5 The extension of approximately 40m of fencing;
- 6 The removal of an access barrier in favour of a gate;
- 7 The amendment of site building platforms;
- 8 Minor amendments to the welfare building to allow the installation of a clean water storage tank and waste tank beneath the building;
- 9 Increasing the length of hedgerow along the northern boundary of the site by infilling a gap where previously car parking spaces were located; and,
- 10 The increased height of CCTV post lighting and the addition of non-lit CCTV posts.

The access point and overall extent of the development remain unchanged and so there is no change to the approved planning application boundary.

Condition 1 sets out the approved plans and documents which the permitted development needs to be in accordance with. The enclosed application seeks to amend condition 1 and enclosed at Appendix 1 is a comprehensive list of the proposed plans and documents

Environmental Impact Assessment

Schedule 2 of the Town and Country Planning (EIA) (Wales) Regulations 2017 sets out thresholds for development above which EIA is more likely to be required.

The approved development will support the electricity grid network and EIA thresholds associated with the energy industry development are set out in Schedule 2 Part 3. However, none are applicable to the proposed battery storage and associated infrastructure as it does not produce electricity, steam or hot water; it does not carry gas, steam or hot water; it does not store natural gas, combustible gases or fossil fuels; it is not a hydroelectric or wind power installation; and it does not capture carbon dioxide streams.

The most relevant and applicable category is Part 10(b), which relates to Infrastructure Projects and specifically urban development projects. These are considered more likely to require EIA if the area of the development exceeds 5 hectares. As the application site is less than 1 hectare it does not meet the Schedule 2 threshold for screening the development for EIA purposes.

Furthermore, whilst the battery storage will provide an important part of electricity grid infrastructure – and its importance will increase as the proportion of energy generated by renewable technology continues to increase – the technical assessments that have been submitted with the extant planning permission and this planning application demonstrate that the development will not give rise to any significant adverse impacts that would warrant the undertaking of EIA.

This s.73 application is seeking permission for minor amendments to the permitted battery energy storage system (reference 16/0855). The original permission did not comprise EIA development and given the minor nature of the proposed amendments and the fact that we are not aware of any substantive changes in the environmental context, we consider that the proposal does not comprise EIA development.

Green Infrastructure Statement

Since the date of permission in November 2016 there has been an update to Planning Policy Wales (now Edition 12) which requires Green Infrastructure (GI) Statements to be submitted with all planning applications. Please find enclosed the GI statement prepared by Acer Ecology for this development enclosed (Green Infrastructure Statement, 28/11/2024 Rev 1.0).

Conclusions

The amended scheme will continue to achieve the critical objectives of the original approved scheme - to provide an energy storage compound that is essential renewable energy infrastructure, allowing storage of renewable energy for when it's needed and therefore contributing to a stable and secure energy supply to meet both local and national demand.

We trust you have sufficient information to validate the application and to progress to determination. In the meantime, if you have any queries, please do not hesitate to contact me in the first instance or my colleague Cem Kosaner.

Yours faithfully



Mali Meek
Planner

Annex 1: Updated Plans and Documents

The list of approved plans/documents set out in condition 1 will need to be updated as follows:

Approved Plans	Replacement Plans (if blank then no change from previous version)
Proposed Site Plan (001.1 Rev 1)	Site Location Plan (002.1 Rev 00)
DNO Metering Station Plan and Elevations (004.1 Rev 1)	DNO Substation Plan and Elevations (004.1 Rev 0)
Customer Substation Plan and Elevations (04.2 Rev 1)	Customer Substation Plan and Elevations (004.2 Rev 0)
BESS Units, Transformer and Inverter Plan and Elevations West Group Layout West Group Layout (004.3.1 Rev 1)	Battery Layout West Platform Plan and Elevations (004.3.1 Rev 01)
BESS Units, Transformer and Inverter Plan and Elevations Variation 1 - 22 Racks (004.3.3 Rev 1)	
BESS Units, Transformer and Inverter Plan and Elevations Variation 2 - 21 Racks (004.3.4 Rev 1)	
LV Cabinet Plan and Elevations (004.6)	
BESS Units, Transformer and Inverter Plan and Elevations 'Variation 3 - 11 Racks (004.3.5 Rev 1)	
Welfare Building Plan and Elevations (004.5 Rev 1)	Welfare Building Plan and Elevations (004.5, Rev 01)
AUX Transformer Plan and Elevations (004.7 Rev 1)	
Vehicle Barrier Plan and Elevations (004.9)	
Full Site Actual Ground Level Elevations (005.1.3)	
Fence Plan - Palisade Fence with Electric Topper (006.0)	
Biodiversity Statement (230202)	
'Flood Consequence Assessment - Sweco UK Limited' (reference 65206973- SWE-ZZ-XX-T-C-0001 (Revision P05) by dated 30 March 2023)	'Flood Consequences Assessment – Sweco UK Limited' (Reference 65206973- SWE-ZZ-XX-T-C-0001 (Revision P06) by dated 05 December 2024)
Amended Plans Covering Letter (09/06/2023)	
64054 Traston Road S73 Technical Note 19-07-23	

The following table sets out new documents to be included in condition 1:

Title	Reference
Harmonic Filter Equipment Plan and Elevations	004.11 Rev 0
Green Infrastructure Statement	28/11/2024 Rev 1.0
Site Elevations without Fencing	005.2 Rev 00
Site Elevations Complete with Fencing	005.1 Rev 00
CCTV and Lighting Column Plan and Elevations	004.8 Rev 0
Battery Layout East Platform Plan and Elevations	004.3.2 Rev 01
Typical Fencing Plan and Elevations	004.10 Rev 0
Site Layout Plan	001.1 Rev 01