

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for Removal or Variation of a Condition following Grant of Planning Permission

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Miss

First name

Mali

Surname

Meek

Company Name

Lichfields

Address

Address line 1

Helmont House

Address line 2

Churchill Way

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 2HE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Variation of condition 1 (approved plans) 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. 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.

Reference number

23/0282

Date of decision (date must be pre-application submission)

27/07/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 1.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

04/08/2023

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

Please refer to the enclosed planning statement, in short:

Proposed amendments relating to; Proposed amendments relating to the construction of new 'harmonic filter' equipment; the relocation of the LV cabinets; the rearrangement of battery racks; slight adjustments to the site compound layout; the extension of approximately 40m of fencing; the removal of an access barrier in favour of a gate; the amendment of site building platforms; minor 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 previously car parking spaces were located; and, the increased height of CCTV post lighting and the addition of non-lit CCTV posts.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Please refer to the enclosed planning statement

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes
☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:**Number:****Suffix:****Address line 1:**

27a Maxwell Road

Address Line 2:

Northwood

Town/City:

Middlesex

Postcode:

HA6 2XY

Date notice served (DD/MM/YYYY):

11/02/2025

Person Family Name:**Name of Owner/Agricultural Tenant:**

***** REDACTED *****

House name:**Number:****Suffix:****Address line 1:**

Estates Department

Address Line 2:

Cathays Park

Town/City:

Cardiff

Postcode:

CF10 3NQ

Date notice served (DD/MM/YYYY):

11/02/2025

Person Family Name:**Name of Owner/Agricultural Tenant:**

***** REDACTED *****

House name:**Number:****Suffix:****Address line 1:**

64 New Cavendish Street

Address Line 2:**Town/City:**

London

Postcode:

W1G 8TB

Date notice served (DD/MM/YYYY):

11/02/2025

Person Family Name:

Person Role

- ☐ The Applicant
☒ The Agent

Title

Miss

First Name

Mali

Surname

Meek

Declaration Date

11/02/2025

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
☒ The Agent

Title

Miss

First Name

Mali

Surname

Meek

Declaration Date

11/02/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Mali Meek

Date

11/02/2025