

Notice of Decision

Revision 2



K Gapper
CarneySweeney
Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0407**

Application Type: **Full (Major)**

Proposal: **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**

Site/Location: **Land At Uskmouth Power Station , West Nash Road, Nash, Newport, NP18 2BZ**

Decision Date: **8th October 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 29th May 2025. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of **FIVE YEARS** from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

Prior to the commencement of the development hereby approved a notice shall be given to the local planning authority.

- (a) stating the date on which the development is to begin;
 - (b) giving details of the planning permission and of such other matters as is required by Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended (the Order).
- REASON: To comply with the requirements of Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

ADDITIONAL CONDITIONS

- 01 The development shall be implemented in accordance with the following plans and documents:
 - Planning Statement by Carney Sweeney, dated May 2025
 - Design & Access Statement by Carney Sweeney, dated April 2025
 - Preliminary Ecological Appraisal V3 by TetraTech, reference 784-B070326 December 2024
 - GCN Survey Report by Tetra Tech, dated May 2025
 - Green Infrastructure Statement by Tir Collective R02, dated April 2025
 - Landscape and Ecology Management Plan by Tir Collective, dated April 2025
 - Tree Survey Report Treescene Arboricultural Consultants, dated March 2025
 - Technical Response Uskmouth AW2 249MW BESS by Pearl Safety Solutions
 - Uskmouth AW2 Battery Energy Storage System 784-B070326 Breeding Bird Survey Report by Tetra Tech July 2025
 - Uskmouth AW2 Battery Energy Storage System 784-B070326 Report to Inform an Appropriate Assessment -

Habitats Regulations Assessment Stage 1 Screening for Likely Significant Effect and Stage 2 Appropriate Assessment by Tetra Tech 29th July 2025
 AW2 USKMOUTH TECHNICAL NOTE (Flooding) by Tetra Tech 25th July 2025
 Information from Kate Gapper received in response to Landscape Officer comments (25/7/25)
 Uskmouth BESS Landscape and Ecology Management Plan (LEMP) R02 17 April 2025 by Tir Collective.
 Afon Wysg 2 784-B070804 AW2 Energy Storage Limited April 2025 Document prepared by Tetra Tech Limited.
 Geo-Environmental and Geotechnical Desk Top Study
 AW2 USKMOUTH POWER STATION Flood Consequence Assessment 2 by RPS April 2025
 AW2 BESS, USKMOUTH Transport Assessment by RPS Version A 23rd May 2025
 PAC Report by Carney Sweeney May 2025
 Reptile Survey report by Tetra Tech April 2025
 Drainage Strategy Report P02 by Burroughs 10th April 2025
 Uskmouth Power Station BESS - Air Quality Assessment by Arthian Issue01 21/3/25
 Cover letter from carney sweeney dated 22nd May 2025
 Email from Kate Gapper dated 24th September 2025 (13:10)
 Email from Kate Gapper dated 19th September 2025 (11:37)
 Email from Clodagh Macken dated 13th August 2025 (11:36)
 Letter from Afon Wysg Energy Limited dated 11th September 2025
 P-AW2-101: Site Location Plan
 P-AW2-102: Existing Site Plan
 P-AW2-103: Proposed General Layout Plan
 P-AW2-104: Proposed Site Plan
 Q-AW2-201: Battery Elevation & Floor Plan
 Q-AW2-202: Substation Elevation and Floor Plan
 Q-AW2-203: PCS & MC Skid Container Elevation Plan
 Q-AW2-204: O&M Building Elevation & Floor Plan
 Q-AW2-205: Gate, Fence and Camera Details
 TC24293_LA100: Landscape Masterplan
 50683-BUR-XX-ZZ-D-C-10101-P2: Site Elevation Plan
 50683-BUR-XX-ZZ-D-C-10130-P4: Site Elevations

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre- commencement conditions

- 02 No development (except the removal of PFA) shall take place until a written scheme of historic environment mitigation has been submitted to and approved in writing by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.
 Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.
- 03 No development (except the removal of PFA), shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.
 1. A preliminary risk assessment which has identified:
 a. all previous uses
 b. potential contaminants associated with those uses
 c. a conceptual model of the site indicating sources, pathways and receptors
 d. potentially unacceptable risks arising from contamination at the site
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
 The remediation strategy and its relevant components shall be carried out in accordance with the approved details.
 Reason: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.
- 04 Prior to any engineering works on site associated with the changing of ground levels, full details of slabs, retaining walls, piers or similar works required to elevate the electrical infrastructure shall be submitted to and approved in writing by the Local Planning Authority. This shall include layout and elevational details along with sectional drawings to a suitable scale to show the depth of such works above finished ground levels and shall ensure compliance with all recommendations set out in the supporting documents to this application. The works shall be undertaken in accordance with the approved details and retained thereafter.
 Reason: In the interests of visual amenity and flood risk mitigation. SP1, SP3, SP8, GP6 and GP2 of Local Development Plan.

- 05 No development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include, but not be limited to:
- Construction methods: details of materials, how waste generated will be managed.
 - General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
 - Biodiversity Management: details of tree and hedgerow protection; a survey of invasive plant species and associated management; species and habitats protection, avoidance and mitigation measures. The mammal protection measures outlined in the approved PEA must be included in the CEMP.
 - Soil Management: details of topsoil strip, storage and amelioration for re-use.
 - Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill.
 - Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.
 - Traffic Management: details of site deliveries, plant on site, wheel wash facilities and HGV routing.
 - Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
 - Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact detail.
 - Landscape/ ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.
- The CEMP shall be implemented as approved during the site preparation and construction phases of the development.
- Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction. Policy GP2, GP4 and SP9 of the LDP.
- 06 No development or phase of development, shall commence until a Breeding Bird Protection Plan (BBPP) has been submitted to and approved in writing by the Local Planning Authority. The BBPP shall include but not be limited to:
- i. Methods for survey including locations of monitoring (vantage point locations) and walked routes;
 - ii. Timing and duration of monitoring;
 - iii. Appropriately qualified persons and equipment to carry out monitoring;
 - iv. Timing and format for presenting and dissemination of monitoring results including submission to all data relevant databases;
 - v. Contingency prescriptions that will be carried out in the event of failure to undertake required surveillance;
 - vi. Details of prescriptions to avoid disturbance to breeding birds; particularly in relation to species listed under Schedule 1.
- The BBPP shall be carried out in accordance with the approved details.
- Reason: A BBPP should be submitted to ensure that potential adverse impacts on breeding birds are appropriately managed, particularly in relation to those listed under Schedule 1. Policy SP9 of the LDP.
- 26/0083. Partial discharge of condition approved by Newport City Council 12th March 2026**
- 07 No development shall take place on the site until a method statement comprehensively detailing the phasing and logistics of development has been submitted to and approved in writing by the Council as Local Planning Authority. The method statement shall include, but not be limited to:
- PFA removal and construction phase traffic routes, 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, 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

26/0016 – Non material amendment approved with conditions by NCC 5th February 2026

- 08 Prior to its installation, full details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The External Lighting Plan should include:
- Details of the siting and type of external lighting to be used during both construction and operational phases
 - Drawings setting out how light spillage will not extend beyond the site boundaries. If light spillage is to fall beyond the site boundary, details are required, together with mitigation to minimise the effects on protected species
 - Details of lighting to be used both during construction and operation
 - Measures to monitor light spillage during the construction phase, and once development is operational, and details of responsible personnel for monitoring and instigating remedial measures where appropriate
- The lighting shall be installed and retained as approved during construction and operation.
Reason: A lighting plan should be submitted to ensure details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species, namely otters and bats, their places of shelter and breeding, and their foraging and commuting corridors and in the interests of visual amenity. SP1, SP9, GP5 and GP2 of the LDP.
- 09 No development (except removal of PFA) shall take place on site until a fully detailed planting plan and Landscape Management Plan pursuant to the approved drawing TC24293_LA100: Landscape Masterplan has been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first import/export of electricity or completion of development whichever is the sooner; and any trees or plants which within a period of 5 years* die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Written confirmation shall be provided to the Local Planning Authority once the landscaping scheme has been implemented in accordance with the approved details.
* The 5 year period referred to in this condition shall commence once the landscaping has been completed in accordance with the approved details.
Reason: In the interests of visual amenity and ecology. SP1, SP8, SP9, GP2, GP5 of Local Development Plan.
- 10 Notwithstanding details submitted and prior to the commencement of development (except the removal of PFA), a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall set out a biodiversity enhancement scheme that demonstrates how a net gain in biodiversity and ecosystem resilience will be achieved and a timetable for its implementation and ongoing maintenance.
The biodiversity enhancement scheme shall be implemented in accordance with the approved plans/details approved and retained as such for the lifetime of the development.
Reason: The GIS sets out a series of avoidance, retention and mitigation measures, but does not explain how these would achieve a net benefit for biodiversity, such that the site will support greater biodiversity and ecosystem resilience value after development compared to the present baseline. This is required in the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).
- 11 No development (except removal of PFA) shall take place until full elevation and technical details of a temporary acoustic barrier to be installed between the construction site and the attenuation pond(s) has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the timing of such works (including its removal) and exact location and extent. The works shall be undertaken in accordance with the approved details.
Reason: In the interests of ecology and to mitigate impact to over wintering birds. SP9 and GP5 of Local Development Plan.
- 12 Prior to the commencement of development (excluding PFA removal), full and final details of the development indicated on the approved plans and approved parameters, including siting, number of units, dimensions, materials, layout, and finish shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details and retained as such for the duration of the development hereby permitted.
Reason: The current layout is based on Rochdale Envelope principles and full and final details must be provided in the interests of amenity, safety, biodiversity, flood risk, drainage, landscape and transport.

Pre –operation conditions

- 13 The development hereby approved shall be undertaken in accordance with the approved Landscape and Ecology Management Plan by Tir Collective, dated April 2025 unless alternative details are sought and approved as part of the conditioning regime. A reporting timeframe to provide fully detailed Landscape Monitoring Reports are to be submitted to and approved in writing by the Local Planning Authority prior to first import or export of electricity from the site. The landscape and ecological management scheme shall thereafter be undertaken in strict accordance with the Landscape and Ecology Management Plan and associated reporting timeframe.
Reason: In the interests of visual amenity and ecology. SP1, GP5, SP8, SP9, GP2 of the Local Development Plan.
- 14 Prior to the operation of the development hereby approved, a final Battery Safety Management Plan shall be submitted to and approved in writing by the local planning authority and shall have regard to the preliminary document entitled OUTLINE BATTERY SAFETY MANAGEMENT PLAN AW2 Energy Storage Limited by Ecoenergy May 2025. The document must also clearly set out measures to avoid pollution from contaminated firewater including as a minimum the following:
- thermal runaway detection equipment, automated alert systems, automated fire suppression systems and planned responses to a fire to aid early detection and prevent spread of fire.
 - sufficient spacing between units to prevent further spread of fires;

- how contaminated firewater and foam run-off will be prevented from infiltrating the ground or any offsite drainage networks with the use of impermeable surfaces, secondary containment and sealed drainage systems;
- sufficient storage capacity to contain contaminated firewater in the event of a fire.;
- means by which the risk of fire from battery exposure to a flood event has been avoided, and the proposed method of containing contaminated firewater and how this will operate effectively without the risk of pollution;
- the proposed method of transporting contaminated firewater off-site, including under the prevailing conditions of a fire at the site;
- post event cleanup and environmental remediation plan.

The development shall be completed and managed in accordance with the approved Final Plan thereafter.

Reason: To safeguard against the effects of fire in the interests of amenity and the environment. SP9, GP2 and GP7 of the Local Development Plan.

- 15 Prior to occupation or operation of the development hereby approved, a scheme for the replacement of battery units and associated infrastructure over the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the cycles for battery replacement and how this will be managed having regard to traffic generation and potential for pollution/waste generation. The scheme shall thereafter be operated in accordance with the approved details.
Reason: To safeguard against the impacts of battery replacement over the lifecycle of the development in the interests of amenity and the environment SP1, GP2 and GP7 of the Local Development Plan.
- 16 Prior to the operation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.
Reason: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to operation. To prevent unacceptable risks to controlled waters and ecological systems.
- 17 Prior to the operation of the development, a long term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long term monitoring plan should include:
 - Details of the methods and triggers for action to be undertaken
 - Timescales for the long term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required (for x years)
 - Timescales for submission of monitoring reports to the LPA e.g. annually
 - Details of any necessary contingency and remedial actions and timescales for actions
 - Details confirming that the contingency and remedial actions have been carried out. The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.
Reason: A long term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on controlled waters.
- General conditions**
- 18 The Landscape Monitoring Reports required by Condition 13 of this permission shall be submitted to and approved in writing by the Local Planning Authority, in accordance with the approved timetable approved as part of the aforementioned Condition. The Landscape Monitoring Report(s) shall include photographic records of the landscaping on site and outline what reinstatement measures, if necessary, are required for the landscaping along with a timetable for their implementation. All measures and works shall be completed in accordance with the approved details and programme following written approval from the Local Planning Authority.
Reason: To ensure appropriate landscaping is provided and well managed in the long term in the interests of ecology and visual amenity. SP1, GP2, SP8 and SP9 of Local Development Plan
- 19 All containerised units including switch room and control room and weld mesh fencing hereby approved shall be colour coated RAL 6005 - Moss Green at time of installation. The units and fencing shall be maintained and retained in this state for lifetime of development.
Reason: In the interests of visual and landscape amenity. GP6 and SP8 of Local Development Plan.
- 20 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.
Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.
- 21 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express consent of the Local Planning Authority prior to any such works taking place, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.
Reason: There is an increase potential for pollution of controlled waters from inappropriate methods of piling. SP1,

- 22 No more than 30 HGV movements* per day Monday to Friday and 14 on Saturday shall enter and leave the site during the PFA removal phase of the development (as described in the approved Transport Assessment – paragraph 3.5) and these vehicles shall use the approved vehicle route provided in the approved Method Statement document required by separate condition of this permission. There shall be no HGV vehicle movements on Sundays or Bank/Public Holidays. The applicant shall keep an up to date and legible log of all HGV and delivery traffic accessing and departing from site in association with the development and make this log available for inspection by officers appointed by the Council upon request. This log must record the number, type (of vehicle including size), registration number, time and date of each vehicle entering site. The log shall be kept on site by a nominated person(s) to be notified to the Local Planning Authority and for the duration of development activity at the site.
* a movement equates to a single one way movement to or from the site.
Reason: To safeguard residential and recreational amenity and highway safety and in accordance with policy SP1, GP2 and GP4 of the adopted Local Development Plan.
- 23 No more than 18 HGV movements* per day Monday to Friday and 14 on Saturday shall enter and leave the site during the construction phase of the development (as described in the approved Transport Assessment – paragraph 3.5) and these vehicles shall use the approved vehicle route provided in the approved Method Statement document required by separate condition of this permission. There shall be no HGV vehicle movements on Sundays or Bank/Public Holidays. Such vehicles shall include all those associated with any site clearance, site preparation, construction, site commissioning and land raising/engineering works during the construction period. The applicant shall keep an up to date and legible log of all HGV and delivery traffic accessing and departing from site in association with the development and make this log available for inspection by officers appointed by the Council upon request. This log must record the number, type (of vehicle including size), registration number, time and date of each vehicle entering site. The log shall be kept on site by a nominated person(s) to be notified to the Local Planning Authority and for the duration of development activity at the site.
* a movement equates to a single one way movement to or from the site.
Reason: To safeguard residential and recreational amenity and highway safety and in accordance with policy SP1, GP2 and GP4 of the adopted Local Development Plan.
- 24 All on site electrical infrastructure shall have a finished ground level no lower than 9.75m AOD.
Reason: To safeguard the development from flooding. SP1 of Local Development Plan.
- 25 The development shall be undertaken fully in accordance with all recommendations set out in the document entitled AW2 USKMOUTH POWER STATION Flood Consequence Assessment 2 by RPS April 2025.
Reason: To ensure mitigation of flood risk. SP1 of Local Development Plan.
- 26 The development shall be undertaken fully in accordance with all mitigation, compensation and enhancement measures set out in the following documents and this shall include all monitoring and maintenance requirements set out therein:
Preliminary Ecological Appraisal V3 by TetraTech, reference 784-B070326 December 2024
Landscape and Ecology Management Plan by Tir Collective, dated April 2025
Uskmouth AW2 Battery Energy Storage System 784-B070326 Breeding Bird Survey Report by Tetra Tech July 2025
Uskmouth AW2 Battery Energy Storage System 784-B070326 Report to Inform an Appropriate Assessment - Habitats Regulations Assessment Stage 1 Screening for Likely Significant Effect and Stage 2 Appropriate Assessment by Tetra Tech 29th July 2025
Uskmouth BESS Landscape and Ecology Management Plan (LEMP) R02 17 April 2025 by Tir Collective.
All monitoring and maintenance related surveys will be shared with the Local Planning Authority over the lifetime of the development and a procedure for doing so shall be submitted to and approved in writing by the Local Planning Authority prior to first import/export of electricity to the site.
Reason: To safeguard European protected species. SP1, GP5 and SP9 of Local Development Plan.
- 27 With the exception of aggregate deliveries by rail and associated offloading, no development shall take place outside the hours of 0700 to 1900 hours Monday to Friday and 0800 to 1300 hours on Saturday. No works shall be undertaken on Sundays or Bank/Public Holidays.
Reason: In the interests of ecology and amenity. SP1, SP9, GP5 and GP2 of local Development Plan.
- 28 Noise emitted from any future plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142 2014, does not exceed a level of 5dB below the existing background level, with no tonal element to the plant.
Reason: To safeguard nearby sensitive receptors from unacceptable noise disturbance. GP2 and GP7 of Local Development Plan.

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.

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk.

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.

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it, in accordance with Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended and Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

01 This decision relates to plan Nos listed in Condition 01 and OUTLINE BATTERY SAFETY MANAGEMENT PLAN AW2 Energy Storage Limited by Ecoenergy May 2025.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). The following policies were relevant to the determination of this application;

- SP1 Sustainability
- SP3 Flood Risk
- SP8 Special Landscape Areas
- SP9 Conservation of the Natural, Historic and Built Environment
- SP18 Urban Regeneration
- GP1 General Development Principles – Climate Change
- GP2 General Development Principles – General Amenities
- GP3 General Development Principles – Service Infrastructure
- GP4 General Development Principles – Highways and Accessibility
- GP5 General Development Principles – Natural Environment
- GP6 General Development Principles – Quality of Design
- GP7 General Development Principles – Environmental Protection and Public Health
- CE2 Waterfront Development
- CE3 Environmental Spaces and Corridors
- CE6 Archaeology
- CE8 Locally Designated Nature Conservation and Geological Sites
- CE9 Coastal Zone
- CE10 Renewable Energy
- T1 Railways
- T2 Heavy Commercial Vehicle Movements
- T3 Road Hierarchy
- T4 Parking
- T8 All Wales Coast Path
- W3 Provision for Waste Management Facilities in Development

03 As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.

04 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.

05 The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.

06 In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. We advise the proposed BESS activity does not require an environmental permit to authorise its operation. The proposed site incorporates land within the boundary of an extant installation environmental permit (SIMEC Uskmouth Power Limited - EPR/LP3131SW). This environmental permit will need to be surrendered, in full or partially. We recommend early consultation with the relevant NRW permitting teams to ensure all permits are in place prior to commencement of development.

The fate of the pulverised fuel ash should be discussed with Waste Regulation officers as soon as practicable,

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
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

Application Number: 25/0407

Decision Date: 8th October 2025

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).