

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

Nia

Surname

Roberts

Company Name

Arup

Address

Address line 1

4 Pierhead Street

Address line 2

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 4QP

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

PROPOSED ELECTRICITY SUBSTATION COMPOUND (132/33/11KV), INCLUDING A SWITCH-ROOM BUILDING AND OUTDOOR ELECTRICAL EQUIPMENT, ENCLOSED BY A SECURITY FENCE, WITH ASSOCIATED INFRASTRUCTURE INCLUDING ACCESS, LANDSCAPING, DRAINAGE AND EARTHWORKS

Reference number

23/0878

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

07/02/2024

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

Condition number(s)

1 - Approved plans and documents
3 - Noise
11 - Compensation Areas

Has the development already started?

☒ Yes
☐ No

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

10/10/2024

Has the development been completed?

☐ Yes
☒ No

Condition(s) - Removal

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

Please see details within the Planning Statement submitted in support of this application. In summary:

Condition 1 (Approved Plans and Documents) - changes to the list of approved plans to reflect design changes proposed.

Condition 3 (Noise) - vary the condition wording due to the tonal characteristics of transformers.

Condition 11 (Compensation Areas) - vary the condition wording as a result of amendments to approved plans and documents, due to the programme of offsite Grassland Compensation Area vegetation removal, seeding of grassland areas, and location of areas to be cleared and restored.

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

Please see details within the Planning Statement submitted in support of this application. In summary:

Condition 1 - to be updated in line with Appendix A of the Planning Statement.

Condition 3 - Vary to "Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2024 including corrections for characteristics such as tonality, impulsivity and intermittency, does not exceed 5dB below the existing background level. Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015)."

Condition 11 - Vary to "The compensation areas must be implemented as shown on the drawings and documents below in accordance with the timetable as shown on Figure 3 Grassland Compensation Area Vegetation Clearance (Drawing ref: 293651-LD-XX-DR-0403 Rev 5):

- Figure 3 Grassland Compensation Area Vegetation Clearance (Drawing ref: 293651-LD-XX-DR-0403 Rev 5)
- Landscape and Ecological Management Plan (LEMP) and SSSI Grassland Management Strategy (Ref: 293651-ARPXX-XX-RP-YE-0002 Rev 3 - 12 December 2023)
- Figure 4 Proposed Landscape and Habitat General Arrangement (Drawing ref: 293651-LD-XX-DR-0001 Rev 6)
- Figure 5 Existing Conditions and Vegetation Lost and Retained (Drawing ref: 293651-LD-XX-DR-0002 Rev 3)
- Ecological Impact Assessment (EclA) (Ref: 293651-ARP-XX-XX-RP-YE-0001 Issue 002 - 12 December 2023)
- Dormouse Conservation Strategy (Ref: 293651-ARP-XX-XX-RP-YE-0004 Rev 2 - 12 December 2023)
- Two-staged Vegetation Clearance Method Statement (Ref: 293651-ARP-XX-XX-RP-YE-0005 Issue 002 - 12 December 2023)
- Vegetation Clearance Method Statement
- Section 73 Ecological Assessment (Ref: 293651-ARP-XX-XX-RP-YE-0006).

Once implemented the compensation areas shall be maintained in accordance with the Landscape and Ecological Management Plan (LEMP) and SSSI Grassland Management Strategy (Ref: 293651-ARP-XX-XX-RP-YE-0002 Rev 3 - 12 December 2023) and the Section 73 Ecological Assessment (Ref: 293651-ARP-XX-XX-RP-YE-0006).

REASON: In the interests of ensuring the site is suitably compensated and mitigated in regard to onsite biodiversity in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015)."

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

18/03/2025

Details of the pre-application advice received

Jacob advised that given the extent of the ground works, potential impact to drainage and the proximity to the SSSI, the proposed alterations require a full assessment through the s73 process, rather than an NMA application.

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

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Person Role

☐ The Applicant

☒ The Agent

Title

Miss

First Name

Nia

Surname

Roberts

Declaration Date

04/07/2025

☒ 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

Nia

Surname

Roberts

Declaration Date

04/07/2025

☒ 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

Nia Roberts

Date

04/07/2025