

Delegated Decision Report

Application No:	25/0991	Statutory Period Expires:	13th February 2026
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Site:	<i>Land South Of Docks Way Disposal Site Docks Way Newport South Wales</i>		
Proposal:	<i>PROPOSED NEW BATTERY ENERGY STORAGE SYSTEM (BESS), TRENCHING FOR UNDERGROUND CABLING ASSOCIATED WITH THE SOLAR DEVELOPMENT APPROVED UNDER 23/0989 TOGETHER WITH ASSOCIATED WORKS</i>		
Applicant:	<i>M Angell-Whitelock</i>		
Type:	Full	Ward:	Pillgwenlly
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Planning permission was granted with conditions under application reference number 23/0989 for a 1MW ground mounted solar development at Land South of Docks Way Disposal Site adjacent to the current application site.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is located south of the Newport Household Waste Recycling Centre, which is south of A48 Docks Way. It is located north of the aforementioned solar farm that was granted planning permission with conditions on 7th August 2024.
- 2.2 The site is under the ownership of Newport City Council, has a relatively flat topography and is an area of hardstanding that forms the edge of an existing car park. The site is located within the Urban Boundary, is within an allocated Waste Disposal Site (Policy W1) and within the Developed Coastal Zone (Policy CE9).

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The proposal is for a Battery Energy Storage System (BESS) and trenching for underground cable associated with the solar farm development approved under 23/0989.
- 3.2 The development would comprise of two units within the BESS to allow the energy from the solar development to be stored and used at a later date, therefore helping to conserve more renewable energy. Each unit is to be situated 750mm above ground level and accessed via a small set of steps to the front of each unit. Each unit will measure 12.00 metres by 2.40 metres by 2.60 metres and will contain a control system, inverter and energy storage racks. The appearance of the unit will effectively be one of a storage container, with plans not confirming the external finish. The BESS compound will be enclosed by security fencing on its perimeter, however final details have not been provided.

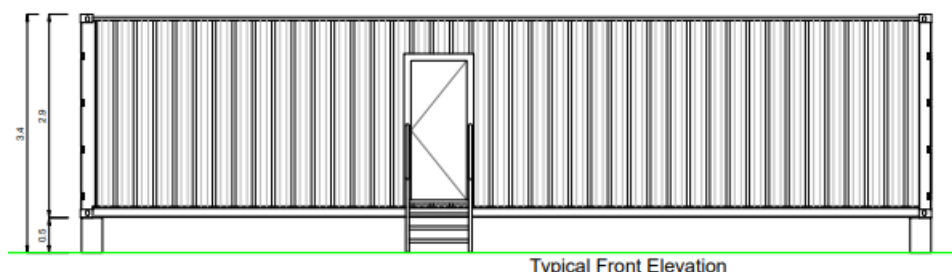


Figure 1 – Typical Front Elevation of BESS Unit

- 3.3 The proposal also includes trenching for underground cabling, which will allow the transmission to the neighbouring building to charge refuse vehicles directly.
- 3.4 It is considered that the development falls under Schedule 2, section 3a of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 and comprises development of an industrial installation for the production of electricity. The site

is 0.612ha so exceeds the 0.5ha threshold when having regard to Schedule 3 of the Regulations. The proposal has been screened and is not considered EIA development and an Environmental Statement is not therefore required to accompany this submission.

4. RELEVANT SITE HISTORY

None.

App Number	Proposal	Decision	Decision Date
24/0989	PROPOSED GROUND MOUNTED SOLAR DEVELOPMENT AND ASSOCIATED WORKS	GRANTED WITH CONDITIONS	7 TH AUGUST 2024

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Regarding renewable energy, Future Wales states on page 48: “Wales can become a world leader in renewable energy technologies. Our wind and tidal resources, our potential for solar generation, our support for both large and community scaled projects and our commitment to ensuring the planning system provides a strong lead for renewable energy development, mean we are well placed to support the renewable sector, attract new investment, and reduce carbon emissions.”

Policy 17 of the Plan (page 95) relates to Renewable and Low Carbon Energy and Associated Infrastructure and stipulates: “The Welsh Government strongly supports the principle of developing renewable and low carbon energy from all technologies and at all scales to meet our future energy needs. In determining planning applications for renewable and low carbon energy development, decisionmakers must give significant weight to the need to meet Wales’s international commitments and our target to generate 70% of consumed electricity by renewable means by 2030 in order to combat the climate emergency. Applications for large-scale wind and solar will not be permitted in National Parks and Areas of Outstanding Natural Beauty and all proposals should demonstrate that they will not have an unacceptable adverse impact on the environment. Proposals should describe the net benefits the scheme will bring in terms of social, economic, environmental and cultural improvements to local communities. New strategic grid infrastructure for the transmission and distribution of energy should be designed to minimise visual impact on nearby communities. The Welsh Government will work with stakeholders, including National Grid and Distribution Network Operators, to transition to a multi-vector grid network and reduce the barriers to the implementation of new grid infrastructure.”

5.2 PLANNING POLICY WALES (EDITION 12) 2024

Paragraph 5.7.1 emphasises that low carbon electricity must become the main source of energy in Wales. Renewable electricity will be used to provide both heating and transport in addition to power. The future energy supply mix will depend on a range of established and emerging low carbon technologies, including biomethane and green hydrogen.

Paragraph 5.7.14 establishes Welsh Government’s targets for the generation of renewable energy which are as follows:

- for Wales to generate 70% of its electricity consumption from renewable energy by 2030;
- for one Gigawatt of renewable energy capacity in Wales to be locally owned by 2030; and
- for new energy projects to have at least an element of local ownership.

Paragraph 5.7.15 goes onto state: “The planning system has an active role to help ensure the delivery of these targets, in terms of new renewable energy generating capacity ...”

Paragraph 5.9.1 relates to Renewable and Low Carbon Energy, stating: “Local authorities should facilitate all forms of renewable and low carbon energy development and should seek cross-department cooperation to achieve this. In doing so, planning authorities should seek to ensure their area’s full potential for renewable and low carbon energy generation is maximised and renewable energy targets are achieved. Planning authorities should seek to maximise the potential of renewable energy by linking the development plan with other local authority strategies, including Local Well-being plans and Economic/ Regeneration strategies.”

5.3 TECHNICAL ADVICE NOTES

- Technical Advice Note (TAN) 11: noise

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP1 (Sustainability) favours proposals which make a positive contribution to sustainable development.

Policy SP9 Conservation of the Natural, Historic and Built Environment protects habitats and species as well as Newport’s listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments, archaeologically sensitive areas and landscape designated as being of outstanding historic interest.

Policy SP18 Urban Regeneration supports development which assists the regeneration of the urban area, particularly the city centre and the reuse of vacant, underused or derelict land.

Policy GP1 (Climate Change) requires proposals to withstand predicted climate change, reduce flood risk, minimise energy requirements, incorporate renewable/low/zero energy sources and recycle existing materials.

Policy GP2 (General Amenity) states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP3 (Service Infrastructure) states that development will be permitted where, as applicable:

- i) necessary and appropriate service infrastructure either exists or can be provided;
- ii) in areas served by the public foul sewer, there is capacity for the development within the system or, if not, satisfactory improvements are provided by the developer; in areas served by the public foul sewer, development will not be permitted with connections to private facilities unless there are exceptional circumstances.

Policy GP4 (Highways and Accessibility) states that development should provide appropriate access for pedestrians, cyclists and public transport along with appropriate car parking and cycle storage. Development should not be detrimental to the highway, highway capacity or pedestrian safety and should be designed to enhance sustainable forms of transport and accessibility.

Policy GP5 (Natural Environment) states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 (Quality of Design) states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of

the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy GP7 (Environmental Protection and Public Health) states that development will not be permitted which would cause or result in unacceptable harm to health.

Policy CE9 (Coastal Zone) states that development will not be permitted in the coastal area unless it is required to be on the coast to meet exceptional needs that can't be reasonably accommodated elsewhere and the area is not at risk nor would the proposed development exacerbate risks from erosion, flooding or land instability.

Policy CE10 (Renewable Energy) encourages the development of renewable energy schemes as long as they do not have any over-riding environmental or amenity issues.

Policy T4 (Parking) requires development to provide appropriate levels of parking, within defined parking zones, in accordance with adopted parking standards.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

Wildlife and Development SPG (2015)

Parking Standards SPG (2015)

Air Quality SPG (2018).

6. CONSULTATION RESPONSES

- 6.1 Natural Resources Wales: We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following condition to any planning permission granted:

Condition 1: Land Affected by Contamination

Please note, without the inclusion of this condition we would object to this planning application. Further details are provided below.

Condition 1

No development 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:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - 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.

Justification: 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.

Land Affected by Contamination

We note that the applicant states that no excavation works will be carried out in the landfill area. The applicant has also confirmed their agreement to a pre-commencement condition to secure the submission and approval of a pollution prevention plan. This is welcomed. Further information on working in areas that have been used for the deposition of waste material and pollution prevention is provided in the section on Advice for the Developer below.

The applicant has advised that it intends to appoint Stantec to prepare a supplementary technical note to confirm that there will be no issues regarding stability and that the proposed BESS can be located on existing hardstanding. We refer to our previous comments dated 10.12.2025 (Ref. CAS-293863-Q0G4) regarding proposed BESS development on legacy landfill and the containment of fire-fighting waters.

The applicant's intention to re-use excavated materials to backfill the proposed cable trench and that works will be carried out in accordance with the Definition of Waste Code of Practice (DoW:CoP) is noted. Further information on environmental management and best practice is provided in the section on Advice for the Developer below.

- 6.2 Welsh Government (Roads): No direction issued.
- 6.3 Dwr Cymru Welsh Water: No objection.
- 6.4 Wildlife in Newport Group (WING): No response.
- 6.5 Newport Access Group: No response.
- 6.6 Newport Civic Society: No response.
- 6.7 Gwent Police: No objection.
- 6.8 South Wales Fire: No objection.
- 6.9 Highways: No objection.
- 6.10 Landscape: No objection.
- 6.11 Ecology: No response.
- 6.12 Principal Heritage Officer: No objection.
- 6.13 Senior Scientific Officer: No response.
- 6.14 Drainage: No response.
- 6.11 SAB: A SAB application has been received and approved.

7. PUBLIC REPRESENTATIONS

- 7.1 NEIGHBOURS: In accordance with the publicity requirements set out in The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 Neighbour (1no.) and Ward member notification letters were sent on 24th November 2025 and a Site Notice was put up on 28th November 2025.

No responses have been received.

7.2 COUNCILLORS ADAM/JENKINS: No response.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The proposal is for a Battery Energy Storage System (BESS) and trenching that would be linked to the 1MW ground mounted solar development that has been granted planning permission on land adjacent to the site. Policy CE10 'Renewable Energy' states that renewable energy schemes will be considered favourably, subject to there being no overriding amenity and environmental considerations.
- 8.1.2 The application site is located within the urban boundary and meets the requirements to be considered brownfield/previously developed in accordance with the definition contained within Planning Policy Wales 12.
- 8.1.3 The proposal will help assist the provision of a renewable energy project in line with Objective 2 – Climate Change of the NLDP 2011-2026 (adopted January 2015), which aims to ensure development makes a positive contribution to minimising, adapting to or mitigating against the causes of climate change.
- 8.1.4 As such, the proposal is compliant with Policy SP1, SP18, CE10 and GP1 of the NLDP 2011-2026 (adopted January 2015) and the principle of development is acceptable, subject to all other material planning considerations being suitably addressed.

8.2 Quality of Design and Visual Impact;

- 8.2.1 Policies SP9- Conservation of the Natural, Historic and Built Environment, GP2- General Amenity and GP6- Quality of Design of the NLDP 2011-2026, seek to ensure that the development proposals are of a good quality of design and reflect the scale and context of the locality. Schemes should also be sensitively designed to mitigate any adverse impact upon the protected built environment (listed buildings and conservation areas), gateway routes through Newport and wider landscape features.
- 8.2.2 The proposal is considered to be utilitarian in its appearance given that the above ground setup is effectively an enclosed compound that contains two steel container units and associated infrastructure. Security fencing details are to be confirmed and will need to be controlled by planning condition. However, the site is contained within the existing waste management facility and is amongst other building that a practically designed and also of a utilitarian appearance.
- 8.2.3 Public views are limited to passing views from the SDR and intervening boundary landscape features largely screen views in the direction of the site. Immediately east is a series of poly tunnels and northwest is the building containing refuge lorries which the development would supply power too.
- 8.2.4 The proposal is suitable and compatible with its immediate environment and would result in a neutral impact on visual amenity. As such, it complies with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

8.3 Residential Amenity:

- 8.3.1 Given the location and scale of the proposed development, there are no residential properties within the surrounding area that would be impacted by the proposed development.
- 8.3.2 The proposal complies with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

8.4 Highways Safety:

- 8.4.1 Other than the proposed construction phase, there are no significant vehicular movements that would be associated with the operation of the site. The proposal is located away from the public highway and within an existing facility. The Council's Highways Officer has offered

no objection. It is noted that some parking spaces will be lost to facilitate the development but this is not considered to result in any impact on the public highway and no issues are raised.

8.4.2 Given the proximity to the Southern Distributor Road (SDR) Welsh Government (Roads) have been consulted for completeness. They have confirmed that they issue no direction in relation to the proposed development.

8.4.3 The proposal complies with Policy GP4 of the NLDP 2011-2026 (adopted January 2015).

8.5 Contamination:

8.5.1 The proposed compound is on existing hard standing and the two battery storage units are proposed to be on a substructure affixed to the ground. Ground disturbance is to be limited to securing the fence, and also to the small length of cabling required to previously disturbed ground to supply the adjacent building.

8.5.2 In their initial consultation NRW raised concerns regarding information being provided in relation to ground contamination given the location of the site within the Docksway Landfill site. The applicant duly responded to provide clarification to each of the comments raised and NRW were reconsulted.

8.5.3 NRW have since responded confirming they are now satisfied with the proposal, subject to a pre commencement planning condition requiring details of a scheme to deal with the risks associated with contamination at the site, as well as a condition relating to unexpected contamination. The LPA consider this approach reasonable and necessary particularly given the proximity of the development site to designated environmental features and the conditional regime can be written to reflect NRW's request.

8.5.4 No comments have been received from the Council's Senior Scientific Officer, however the NRW request suitably covers this aspect of the application.

8.5.5 The proposal is compliant with Policy GP7 of the NLDP 2011-2026 (adopted January 2015).

8.6 Green Infrastructure, Landscape & Biodiversity:

8.6.1 Chapter 6 'Distinctive and Natural Placemaking and Well-Being' of Planning Policy Wales (PPW) Edition 12 (updated February 2024) states that planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long term benefit. PPW 12 also advises that a Green Infrastructure Statement (GIS) should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. PPW 12 states that having worked iteratively, in line with Figure 12 through the stages of The Stepwise Approach, and providing a GIS that the step wise approach has been followed, a scheme of enhancements must be provided to ensure a net benefit for biodiversity.

8.6.2 The applicant has submitted a GIS that is considered to be proportionate to the scale of development and has followed the Stepwise Approach. The site needs to be in this location to facilitate power from the adjacent Solar Farm to the intended building. The site and trenching is on existing hard standing and avoids existing GI features. Proportionate biodiversity enhancement is to be provided through provision of native hedge planting directly south of the BESS and the Council's Landscape Officer has also accepted this as sufficient planting to screen the proposal, so it is considered as having a dual function.

8.6.3 There are a number of national and international nature conservation designations within the wider area but significantly outside the site. These are the Gwent Levels Site of Special Scientific Interest (SSSI), River Usk Special Area of Conservation (SAC) and SSSI, the Severn Estuary RAMSAR, Special Protection Area (SPA), SAC and SSSI. The proposed scale of the development is minimal and it is considered that these are sufficiently well

separated so that adverse impacts on their designated features are not anticipated. Natural Resources Wales has not advised that there is likely to be a significant effect upon these features.

- 8.6.4 Overall, it is considered that the proposed development is acceptable in relation to preserving and enhancing green infrastructure at the site. Therefore, it is compliant with Policy SP1, SP9 and GP5 of the NLDP 2011-2026 (adopted January 2015) and Chapter 6 of PPW12.

8.7 **Heritage:**

- 8.7.1 The Council's Principal Heritage Officer has advised that there are no heritage assets or archaeological constraints to the site. There is also no Listed Building, Registered Park or Garden of Conservation Area impacted.

- 8.7.2 A Scheduled Monument (MM190 – Castell Glas Castle Mound) is located within 0.5km of the site, however as the development would not be visible and there are intervening structures and landscape features, the Principal Heritage Officer has advised there is no requirement to consult the Welsh Ministers.

- 8.7.3 The proposal complies with Policy SP9 of the NLDP 2011-2026 (adopted January 2015).

8.8 **Fire Risk & Associated Impact:**

- 8.8.1 This is considered relevant as battery fires may be infrequent but can have major implications. Similarly, batteries have a limited lifespan and their disposal is relevant in terms of the wider environmental implications of this. Batteries give rise to hazardous waste that has to be disposed of carefully or risk environmental harm. The removal of the cells in itself is unlikely to pose any environmental effects and limited risks on site. Battery waste is not new or novel in environmental terms and processes exist for the safe dismantling as required. The battery cells will need to be removed and discarded (possibly recycled as there is value in this) and details of how this will take place will need to be secured via planning condition.

- 8.8.2 The proposed scheme involves the storage of large battery systems containing lithium ion electrolytes and hydrocarbons which have the potential to cause pollution in the event of fire at the site as a result of battery failure. South Wales Fire have advised that the developer of BESS facilities should ensure they have suitable safety measures to contain and restrict the spread of fire, using fire-resistant materials and adequate separation between locations where energy systems may be stored. Active fire safety systems should be incorporated into the design if necessary and may include automatic fire detection systems, automatic fire suppression and smoke control systems. SW Fire recognises that the charging of electric vehicles and the use of batteries (including lithium-ion) as Energy Storage Systems (ESS) is a new and emerging practice in the global renewable energy sector. As with all new and emerging practices within UK industry, developers should consider the risks associated with such systems early in the design stage of the project.

- 8.8.3 The applicant has advised that suitable safety measures are to be put in place in relation to the above. It is considered reasonable, necessary and a standard approach for this type of development to apply a planning condition that controls details of a Battery Safety Management Plan is submitted to and approved in writing by the LPA prior to the first use of the BESS hereby approved. This will ensure that the battery storage facility has been designed in regard to the mitigation and management of risks due to fire.

- 8.8.4 The proposal complies with Policy GP2 and GP7 of the NLDP 2011-2026 (adopted January 2015).

9. **OTHER CONSIDERATIONS**

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered

that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 Planning (Wales) Act 2015 (Welsh language)

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 Newport's Well-Being Plan 2018-23

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 Overall, it is considered that the proposed development has demonstrated compliance with the relevant policies of the Newport Local Development Plan 2011-2026 (adopted 2015).

10.2 Planning permission is Granted with Conditions.

11. DECISION

GRANTED WITH CONDITIONS

Approved Plans and Documents

01 The development shall be implemented in accordance with the following plans and documents; TS010-Figure 014-BESS Location (Revision B Draft 3)(08.01.2026); TS010-Figure 011 - Battery Energy Storage System (BESS) Floor Plan and Elevation; Planning Statement / Green Infrastructure Statement; Email from Georgia McColm (09:36 22/01/2026) with Confirmation of Hedge Details; Response to NRW Consultation Comments 08.01.2026

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

Contamination

02 No development 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:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - 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 in accordance with Policy GP2 and GP7 of the NLDP 2011-2026 (adopted January 2015).

Pre – construction conditions

Details of Fencing

03 Prior to the installation of the fencing hereby approved, full details include height, appearance and colour shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the details approved and retained for the lifetime of development. No other means of enclosure shall be installed on site.

Reason: In the interest of good design and visual amenity in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

Details of External Finish

04 Prior to their installation details of the external finish of the switch rooms shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details and retained for the lifetime of development.

Reason: In the interest of good design and visual amenity in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

Pre –occupation conditions

Battery Safety and Management Plan

05 Prior to the occupation or operation of the development hereby approved, a Battery Safety Management Plan shall be submitted to and approved in writing by the local planning authority. The development shall be completed and managed in accordance with the approved Plan thereafter.

Reason: To safeguard against the effects of fire in the interests of amenity and the environment in accordance with Policy GP2 and GP7 of the NLDP 2011-2026 (adopted January 2015).

Scheme for Replacement Battery Units

06 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 the potential for pollution/waste generation. The development shall thereafter be operated in accordance with the approved details.

Reason: To safeguard from pollution/contamination in accordance with Policies SP1, GP2 and GP7 of the NLDP 2011-2026 (adopted January 2015).

General Conditions

Implementation of Hedge Planting

07 The proposed hedgerow hereby approved shall be planted in full in accordance with the details provided in approved document titled “*Email from Georgia McColm (09:36 22/01/2026) with Confirmation of Hedge Details.*” by a date not later than the end of the full planning season (October to April) immediately following the first beneficial use of the development hereby approved. Thereafter the hedgerow shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established.

Reason: In the interests of visual amenity and biodiversity in accordance with Policy SP1, GP2 and GP5 of the NLDP 2011-2026 (adopted January 2015) and Chapter 6 of PPW12.

Unexpected Contamination

08 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. SP1, SP9, GP5 and GP7 of the Local Development Plan.

NOTE TO APPLICANT

01 This decision relates to plan Nos: TS010-Figure 013 - BESS Site Location Plan; Covering Letter.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, SP18, GP1, GP2, GP3, GP4, GP5, GP6, GP7, CE9, CE10 and T4 were relevant to the determination of this application;

03 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.