

By email
20 January 2025

Jacob Cooke
Planning Development Management
Newport City Council
Civic Centre
Godfrey Road
Newport
NP20 4UR

Your ref PP-13703262
Our ref 293651

Dear Jacob

Celtic Lakes Power

Application to Re-Discharge Condition 7 (CEMP) of Planning Permission 23/0878

I write with reference to planning permission 23/0878 for the development of an 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 at land to the south and east of Celtic Way, Celtic Lakes, Newport.

We are instructed by Welsh Government to submit this application to formally re-discharge Condition 7 (CEMP) of planning permission 23/0878 through providing information appurtenant to the condition as well as the associated application fee. This application to re-discharge condition 7 reflects the latest phase of the project and contractor.

Condition 7

Condition 7 is worded as follows:

“No development 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:

- *Construction methods: details of materials, how waste generated will be managed;*
- *General Site Management: details of the construction programme including timetable, 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.*
- *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*

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- *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 details*

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.”

The application to discharge condition 7 is supported by the following documentation:

- Celtic Lakes CEMP BSP

The above-mentioned documents have been submitted via the Planning Portal (**reference PP-13703262**).

In accordance with the Town and County Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015, payment for the application (£115.00) will be made via telephone transfer.

I trust the information provided as part of this application is sufficient to approve the details reserved by Condition 7. However, should you require any further information to determine the application, please do not hesitate to contact me directly.

Yours sincerely

Nia Roberts
Planner

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Enc Celtic Lakes CEMP BSP