

Newport City Council
Civic Centre
Newport
NP20 4UR

Ein cyf/Our ref: CAS-275369-H4V8
Eich cyf/Your ref: 25/0084

Dyddiad/Date: 18 March 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: SITTING OF BATTERY ENERGY STORAGE SYSTEM AND ASSOCIATED WORKS INCLUDING ERECTION OF FENCING

LLEOLIAD/LOCATION: LEEWAY HOUSE LEEWAY INDUSTRIAL ESTATE NEWPORT SOUTH WALES

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 24 February 2025.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding flood risk. If this information is not provided, we would object to this planning application. Further details are provided below.

Flood Risk

The planning application proposes less vulnerable development. Our Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone Sea.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

We have reviewed the FCA undertaken by Sustain Environmental dated January 2025. Our advice to you is that the FCA fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level for the reasons explained below.

The FCA does not contain any flood tidal data, therefore we are unable to provide a technical flood risk response. We would expect flood levels for the following events to be provided : 1 in 200 year plus climate change (2100) / 1 in 1000 year plus climate change (2100) : climate change is considered 75 years lifetime of development given the nature of the proposals.

The FCA refers to the Flood Risk Assessment Wale (FRAW) maps and we would expect the Flood Map for Planning (FMfP) to be consulted, and model data obtained so that the flood levels on the site can be established. Flood levels should then be compared with the topographical information contained within the FCA to determine on site flood depths.

Given our understanding on the tidal flood risk in the area, it is likely there will be flooding on the site during the extreme flood events. It is therefore likely even with the flood data that compliance with TAN 15 would not be achievable. However, without this information we cannot advise the LPA and the future occupiers of the site of the actual flood risk associated with the site.

The proposed 150mm site level mitigation may not be sufficient to overcome the flooding. The FCA does not include any further mitigation details or details of emergency plans that will be used for the site.

If no further information is submitted, or a revised FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then we object to this application.

Please inform us, in accordance with paragraph 11.7 of TAN15, if you are minded to grant permission for the application contrary to our advice.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Pollution prevention

The proposed scheme involves the storage of large battery systems contain 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.

We are not the expert body to advise as to whether measures proposed by the applicant to minimise the risk of fire, or to suppress a fire at the site are adequate. We recommend that you seek advice from a Battery Energy and Electrical process safety expert and the relevant Fire and Rescue Service in determining whether the proposed measures to minimise the risk of fire, and to suppress a fire at the site are adequate.

You may also wish to consult the below guidance in relation to such matters:

- The National Fire Chiefs Council (NFCC) provide [Grid Scale Battery Storage System Planning](#) guidance;

- HSE guidance [on managing health and safety in grid scale electrical energy storage systems](#) which includes an assessment of the principal hazards.
- CIRIA C736 - Design of containment systems for the prevention of water pollution from industrial incidents.

Before determining the planning application, you should be satisfied that in the event of a fire all contaminated firewater can be fully contained on site and cannot enter the wider environment. We advise that measures to avoid pollution from contaminated firewater should be clearly set out by the applicant and provided in sufficient detail in support of the planning application e.g. in a Containment Plan which demonstrates to your satisfaction that:

- thermal runaway detection equipment, automated alert systems, automated fire suppression systems and planned responses to a fire are adequate in detecting and prevent the spread of fire. The relevant Fire and Rescue Service may advise you on these matters.
- sufficient spacing between units to help to prevent further spread of fires;
- contaminated firewater and foam run-off is prevented from infiltrating the ground or any offsite drainage networks with the use of impermeable surfaces, secondary containment and sealed drainage systems;
- the scheme includes sufficient storage capacity to contain contaminated firewater in the event of a fire. The relevant Fire and Rescue Service may advise you on what they consider to be adequate storage capacity;
- where the site is located within a flood risk area, demonstrate how the risk of fire from battery exposure to a flood event has been avoided, and the proposed method of containing contaminated firewater will operate effectively without the risk of pollution;
- the proposed method of transporting contaminated firewater off-site will be effective, including under the prevailing conditions of a fire at the site;

the proposed method of decommissioning acceptably avoids adverse impacts on the features for which the Gwent Levels statutory nature conservation site has been notified/ designated

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Rhian Isaac

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.