

# **Pre-Application Consultation (PAC) Report**

Installation of Battery Energy Storage  
System (BESS) on Land at Uskmouth  
Power Station, Newport

On behalf of AW2 Energy Storage Limited

**May 2025**



**CARNEYSWEENEY**  
PLANNING

Document Control

|              |                |          |           |
|--------------|----------------|----------|-----------|
| Prepared by: | Max Lewis      |          |           |
| Checked by:  | Clodagh Macken |          |           |
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## CONTENTS

|            |                                               |           |
|------------|-----------------------------------------------|-----------|
| <b>1.0</b> | <b>INTRODUCTION &amp; BACKGROUND .....</b>    | <b>1</b>  |
| 1.1        | Background.....                               | 1         |
| 1.2        | Report Structure .....                        | 1         |
| <b>2.0</b> | <b>THE APPLICATION PROPOSALS .....</b>        | <b>2</b>  |
| 2.1        | The Proposed Development .....                | 2         |
| 2.2        | The PAC Consultation Package .....            | 3         |
| <b>3.0</b> | <b>STATUTORY REQUIREMENTS.....</b>            | <b>6</b>  |
| 3.1        | Site Notice.....                              | 6         |
| 3.2        | Notice to adjoining Occupiers/Owners .....    | 7         |
| 3.3        | Consultation with Community Consultees.....   | 7         |
| <b>4.0</b> | <b>SUMMARY OF REPONSES.....</b>               | <b>10</b> |
| 4.1        | Statutory Consultees.....                     | 10        |
| 4.2        | Community Consultees .....                    | 10        |
| 4.3        | Adjoining Landowners and General Public ..... | 10        |
| <b>5.0</b> | <b>CONCLUSION .....</b>                       | <b>13</b> |

### List of Appendices

Appendix A - Site Notice

Appendix B - Schedule of Adjoining Occupiers

Appendix C - Copies of Letters Sent to Community Consultees

Appendix D - Copies of Letters Sent to Statutory Consultees

Appendix E - Statutory Consultee Responses



## 1.0 INTRODUCTION & BACKGROUND

### 1.1 Background

- 1.1.1 This Pre-Application Consultation (PAC) Report has been prepared by CarneySweeney on behalf of the Applicant, AW2 Energy Storage Limited, in relation to an application for full planning permission for the removal of stored pulverised fuel ash (PFA) and the installation of a new battery energy storage system (BESS) with all associated drainage, infrastructure, engineering works and associated utilities connections.
- 1.1.2 The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”) sets out the requirement to undertake pre-application consultation in respect of all planning applications for ‘major’ development. The application is categorised as ‘major development’ and therefore the development proposals are accompanied by this Pre-Application Consultation Report (PAC) as required by Article 2F(1) of the 2016 Order.
- 1.1.3 This PAC report provides the background to the various consultation processes undertaken in accordance with the above legislation, sets out the consultation responses received and explains how the applicant has addressed these comments including any amendments to the development proposals which have emerged as a result.

### 1.2 Report Structure

- 1.2.1 The remainder of this report is structured as follows:
- Section 2 outlines the background to the proposals;
  - Section 3 sets out the statutory requirements of the PAC report;
  - Section 4 provides a summary of PAC responses and outlines how these have been addressed;
  - Section 5 provides a summary of the PAC process and conclusions.



## 2.0 THE APPLICATION PROPOSALS

### 2.1 The Proposed Development

2.1.1 The proposed development would comprise the following elements:

- Site clearance including the removal of circa 140,000 tonnes of PFA currently stored on site.
- Raising the ground level for the electrical infrastructure above predicted flood levels.
- Laying out of containerised battery storage units along with associated inverters mounted on concrete slabs/piers. Each containerised battery unit will measure approximately 6.1m by 2.44m and 2.9m high.
- Installation of:
  - A HV substation with associated electrical infrastructure. The substation compound will measure approximately 45m by 102m.
  - 2.4m high palisade fence around the BESS facility with access gates to the compound entrance from the internal road network.
  - 2 x O & M buildings each measuring approximately 19.4m by 8.9m and 4.4m high.
  - PCS & MV skid container measuring approximately 12.2m by 2.4m and 2.9m high.
- Underground cabling to connect the battery storage facility to the proposed on-site substation which comprises the plant and equipment necessary to export the electricity stored on-site to the electricity network;
- Laying out of a hard surfaced site access into the BESS substation and battery compound from the internal road network along with car parking bays.
- Layout out of uncompacted gravel as a surface cover between the containerised units and equipment.
- Temporary construction laydown area.
- A short underground cable route to connect the BESS to the existing National Grid 275kV substation located circa 900m to the north west via an existing access track.

2.1.2 Landscape planting, biodiversity enhancements and surface water attenuation measures;

2.1.3 Please refer to the enclosed drawings and Planning Statement for further details.

### 2.2 The PAC Consultation Package

2.2.1 Article 2C of the 2016 Order requires the draft planning application to be made available for a 28-day consultation period. The documentation should include:

- All information that would be required to be submitted as part of a formal planning application. This includes all the information on the relevant planning application form, except the ownership certificates.



- Scaled plans, with north arrow, to identify the land to which the application relates.
- All other scaled plans, drawings and information that would be required to describe the proposed development – this includes any technical documents that would be needed in order to validate any subsequent application.
- Design and Access Statement; and
- Any information that would be needed in order to comply with any local validation requirements of the relevant local planning authority.

2.2.2 In line with the above guidance, the following draft application documents were made available to the public:

- Completed application forms;
- Planning Statement (CarneySweeney, April 2025);
- Design & Access Statement (CarneySweeney, April 2025);
- Preliminary Ecological Appraisal (Tetra Tech, 784-B070326, V3);
- GCN Survey Report (Tetra Tech, April 2025);
- Reptile Survey Report (Tetra Tech, April 2025);
- Transport Assessment (RPS, April 2025);
- Air Quality Assessment (Arthian, March 2025);
- Green Infrastructure Statement (Tir Collective, April 2025);
- Landscape and Visual Appraisal (Tir Collective, April 2025);
- Landscape and Ecology Management Plan (Tir Collective, April 2025);
- Flood Consequence Assessment (RPS, April 2025);
- Drainage Strategy Report (Burroughs, April 2025);
- Geo-Environmental and Geotechnical Desk Top Study (Tetra Tech, February 2025); and
- Outline Battery Safety Management Plan (EcoEnergy, April 2025)

The following drawings:

- Site Location Plan (ref: P-AW2-101);
- Proposed General Layout Plan (ref: P-AW2-102);
- Battery Elevation & Floor Plan (ref: Q-AW2-201);
- Substation Elevation and Floor Plan (ref: Q-AW2-202);
- PCS & MC Skid Container Elevation Plan (ref: Q-AW2-203);
- O&M Building Elevation & Floor Plan (ref: Q-AW2-204);
- Gate, Fence and Camera Details (Q-AW2-205);
- Landscape Masterplan (ref: TC24293\_LA100);
- 50683-BUR-XX-ZZ-D-C-10101-P2: Site Elevation Plan; and
- 50683-BUR-XX-ZZ-D-C-10130-P4: Site Elevations.



2.2.3 Annexe 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”) indicates that in regard to publicity: *“developers are encouraged to use web-based material when such technology is available”* (paragraph 26). As such, the relevant information listed above was made available to view on the following website:

**<https://www.carneysweeney.co.uk/consultations/land-at-the-former-uskmouth-power-station-newport.html>**

2.2.4 Annexe 1 of the 2016 Order also states that: *“in cases when the developer has made the relevant information available on a website, the location for public viewing can be a library or other public building where computer facilities are made available to the general public”* (paragraph 28). In accordance with this guidance, the consultation letter confirmed where computer facilities were available to the general public in the locality i.e. Newport Central Library, John Frost Square, Kingsway Centre, Newport, NP20 1PA and set out the relevant opening hours.

2.2.5 The PAC website was made live on 17<sup>th</sup> April 2025. Whilst the statutory 28-day period concluded on 18<sup>th</sup> May 2025, the consultation website remained live until the 23<sup>rd</sup> May 2025 to allow for any late responses.

2.2.6 This PAC Report has been prepared in accordance with the 2016 Order. In order to meet the statutory requirements, the following is contained within this report:

- a) A copy of the site notice;
- b) A declaration that the site notice was displayed in accordance with the statutory requirements i.e. in at least one place on or near the development site for no less than 28 days;
- c) A copy of the notice given to owners and occupiers of adjoining land;
- d) Copies of all notices provided to councillors, town and community councils, and specialist consultees;
- e) A summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed; and
- f) Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.



## 3.0 STATUTORY REQUIREMENTS

### 3.1 Site Notice

- 3.1.1 A copy of the site notice is attached at **Appendix A**. The notice was displayed in accordance with the statutory requirements i.e. in at least one place on or near the development site for no less than 28 days. The site notice was posted in close proximity to the site as shown at the site entrance in red in Figures 1 and 2 below.





Figure 2: Photograph of Site Notice in situ

## 3.2 Notice to adjoining Occupiers/Owners

3.2.1 Consultation letters were sent to all owners and/or occupiers adjoining the application site, in accordance with the statutory requirements. The full list of neighbouring addresses consulted is set out in the schedule at **Appendix B**.

3.2.2 Recipients were given no less than 28 days to respond.

## 3.3 Consultation with Community Consultees

3.3.1 A copy of the letter provided to Local Councillors notifying them of the statutory consultation commencement is attached at **Appendix C**. Recipients were given no less than 28 days to respond. A follow-up reminder email was sent to Councillors before the statutory consultation period ended, to request their response and an opportunity to ask any questions. Those issued with a letter are set out in Table 3.1 overleaf.



**Table 3.1: Community Consultees**

| Name                                   | Address                                                                                | Date of Issue | Response Received     |
|----------------------------------------|----------------------------------------------------------------------------------------|---------------|-----------------------|
| Nash Community Council                 | C/o Nash Community Clerk<br>Llwyn Derw, Broadstreet Common,<br>Nash, Newport, NP18 2BE | 17/04/25      | 10/05/25              |
| Cllr Martyn Kellaway,<br>Llanwern Ward | C/o Newport City Council, Civic Centre, Newport.                                       |               | No response received. |

- 3.3.2 A copy of the letter provided to the Specialist Consultees and other relevant departments is attached at Appendix D. Those issued with a letter are set out in Table 3.2 below.

**Table 3.2: Statutory Consultees**

| Name                    | Address                                                                                      | Date of issue | Response received    |
|-------------------------|----------------------------------------------------------------------------------------------|---------------|----------------------|
| The appropriate persons | Natural Resources Wales, Rivers House, St Mellons Business Park, St Mellons, Cardiff CF3 0EY | 17/04/25      | 21/05/25             |
| The appropriate persons | Highways Authority, Newport City Council, Civic Centre, Newport, NP20 4UR                    |               | 24/04/25             |
| The appropriate persons | South Wales Fire and Rescue Service, Heol Y Nant, Cardiff, CF14 6BS                          |               | 28/04/25             |
| The appropriate persons | Dŵr Cymru Welsh Water, Developer Services Linea Fortran Road, Cardiff, CF30 0LT              |               | 21/02/2024           |
| The appropriate persons | Welsh Government, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ                           |               | 24/04/25             |
| The appropriate persons | Regeneration and Economic Development Newport City Council, Civic Centre Newport NP20 4UR    |               | No response received |
| The appropriate persons | Cadw, Welsh Government, Rhydycar Business Park, Merthyr Tydfil, CF48 1UZ                     |               | 02/05/25             |



## 4.0 SUMMARY OF REPONSES

### 4.1 Statutory Consultees

- 4.1.1 This section provides an overview of pre-application responses received from consultees. A summary is provided in Table 3.3 (see overleaf) of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2) of the 2016 Order. Responses are provided at **Appendix E**.

### 4.2 Community Consultees

- 4.2.1 At the time of writing, only Nash Community Council have responded to the consultation where they raised queries over the transportation of the removed PFA and increased HGV traffic along West Nash Road. This response has been noted and will be addressed as part of the planning application.

### 4.3 Adjoining Landowners and General Public

- 4.3.1 In regard to consultation with adjoining landowners, letters were issued to all occupiers/landowners adjoining the site (as outlined in Figure 2 and **Appendix B**), and notices were placed at the application site advising local residents of the proposals.
- 4.3.2 At the time of writing Severn Power Station and Newport Uskmouth Sailing Club both issued a response to the consultation.
- 4.3.3 Severn Power Station issued a response to the consultation requesting an extension to properly prepare their submission which was accepted, at the time of writing no submission from Severn Power Station has been received.
- 4.3.4 Newport Sailing Club expressed their support for the forthcoming development and requested assurance that access to the club will be maintained as this runs through the power station site. Following discussion with the landowner of Uskmouth Power Station, an email response was issued to the Sailing Club on 22<sup>nd</sup> May 2025, providing assurance that access will be maintained during the construction and operational phases of the various Battery Energy Storage developments at Uskmouth. They further ensure they will continue to work closely with the club and continue good communications as the site is developed further.



Table 3.3: Statutory Consultees Responses

| Consultee                         | Summary of Comments                                                                                                                                                                                                                                                                                                                                            | Applicant's Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| South Wales Fire & Rescue Service | South Wales Fire and Rescue Service have looked at the application and agree with the application. Further comment will be made at full planning application stage.                                                                                                                                                                                            | No further action is required at this stage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Highways Authority                | Highways accept the principles demonstrated within the Transport Assessment and are unlikely to have any adverse comments subject to a construction management plan condition. Main points it should address are routing for HGV's and abnormal loads.                                                                                                         | A construction management plan will be produced and submitted for approval in accordance with the Highways Authority advice.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| NRW                               | <p><u>Flood Risk</u></p> <p>The proposal is classed as less vulnerable development for flood risk purposes. NRW advise that the FCA undertaken by RPS is incomplete and requires more detail in relation to demonstrating that the existing flood defences are appropriate. In addition, a breach assessment of the Coastal Flood defences is recommended.</p> | <p><u>Flood Risk</u></p> <p>NRW were consulted (6<sup>th</sup> January 2025) during the preparation of the FCA and provided the Caldicot and Wentlodge (2016) model. Upon review of the model it was established that an appropriate design scenario for the development has not been run. To ensure that the development incorporated appropriate flood resilient/resistance a comparison between the provided model levels and more recent 2018 data available for extreme tidal levels offshore was undertaken.</p> <p>Table 7 in the FCA demonstrates that the 2016 model actually presents higher extreme water levels than those presented by the 2018 Coastal Extreme Water Levels with the 2021 Welsh Government Guidance Climate Change uplifts applied. Therefore the 2016 model results present a conservative approach than what would be produced if it were rerun with current sea level uplift values.</p> <p>The 200 year climate change horizon 2115 95<sup>th</sup> percentile model results have been used as a conservative proxy for the 1 in 200 year Climate Change horizon 2100 upper end 95<sup>th</sup> percentile scenario. A review of the models identified that the 2016 undefended scenarios presented the 'worst-case', therefore outputs have been used to inform flood resilient/resistance levels within the site.</p> <p>Assessing the undefended scenario presents a worst-case approach, coupled with the modelled 2016 data presenting higher extreme sea levels offshore than the present-day data it can be determined that a conservative approach has been adopted. Based on the worst-case approach adopted and the scale of the development it is considered that breach modelling is not reasonable. Furthermore, the FCA demonstrates that the development can be raised above the 1 in 200 year + climate change undefended scenario, in line with TAN15.</p> |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><u>Land Contamination and Controlled Waters</u></p> <p>The site is located on a secondary aquifer and potentially in hydraulic connection with the River Usk, a designated Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and Ramsar site. We therefore consider the controlled waters at the site to be highly sensitive and vulnerable to contamination and pollution. NRW require clarification at this stage as to the PFA disposal location and risk to controlled waters and also the status of the concrete slab within the proposed development.</p> <p>NRW note that part of the site was potentially used for fire training, therefore the formal planning application needs to consider this potential source of contamination / pollution to the soil and groundwater.</p> <p><u>Drainage</u></p> <p>NRW note no foul water will be generated on site requiring disposal. For surface waters runoff disposal, we note that infiltration to ground is not suitable and the Sustainable Drainage System methods will be used to collect the runoff prior to discharge to surface water body. The SUDS methods will be lined thereby preventing infiltration to the ground. NRW have no further comment on site drainage unless the design changes.</p> <p><u>Ornithology &amp; Designated Sites</u></p> <p>NRW recommend that surveys for breeding birds are undertaken. Additional, species-specific surveys should also be considered and should be informed by the habitat on site as well as the results of any desktop survey conducted to date.</p> <p>NRW advise that the proposal has the potential to disturb the wintering waterbird features of the Severn Estuary SPA and Ramsar site. NRW agree with the PEA which recommends that and agreed Construction Environmental Management Plan (CEMP) should be in place prior to works commencing.</p> <p><u>Fire Risk</u></p> <p>NRW recommend that the LPA 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 risk of fire, and to suppress a fire at the site are adequate. Furthermore, NRW advise that the LPA should be</p> | <p><u>Land Contamination and Controlled Waters</u></p> <p>To address the query regarding the status of the concrete slab, it is confirmed this is proposed to be dug up and removed from site. All other comments are duly noted and will be addressed by further engagement with NRW as part of the application's determination process.</p> <p><u>Drainage</u></p> <p>Comments are acknowledged and no further action is required at this stage.</p> <p><u>Ornithology &amp; Designated Sites</u></p> <p>Surveys for breeding birds and a Shadow HRA are currently underway and will be submitted with the application, as per NRW's request.</p> <p>A CEMP will be produced to accord with NRW and PEA recommendations.</p> <p><u>Fire Risk</u></p> <p>A revised version of the Outline Battery Safety Management Plan (May 2025) is submitted with the application, which provides additional information regarding fire water runoff and drainage, to address NRW's comments (see pages 9-10).</p> <p>South Wales Fire and Rescue Service have been consulted as part of this PAC and</p> |
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|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            | <p>satisfied that in the event of a fire all contaminated firewater can be fully contained on site and cannot enter the wider environment. Measures to avoid pollution from contaminated firewater should be clearly set out and provide sufficient detail in support of the planning application.</p> <p><u>Protected Species</u><br/>NRW note that although the proposals are fairly extensive, the parts of the site that will be affected by the development are likely to hold little biodiversity interest. NRW also note that the Preliminary Ecological Appraisal makes recommendations for a sensitive lighting scheme and a CEMP. They concur with this and would advise that associated conditions are attached to any planning permission granted by the LPA.</p> <p><u>Internal Drainage District</u><br/>Land Drainage Consent will be required for discharge as identified in the Drainage Strategy Report.</p> | <p>confirmed they had no comments nor objections to make at this time. They will be consulted again as part of the full planning application and the applicant will continue engagement as appropriate.</p> <p><u>Protected Species</u><br/>As above a CEMP will be produced for the site following recommendations, along with a sensitive lighting scheme.</p> <p><u>Internal Drainage District</u><br/>Land Drainage Consent will be sought as identified in the Drainage Strategy Report.</p>                                                                                                                                                                                               |
| Welsh Government Transport | <p>Welsh Government as highway authority for the Strategic Road Network in Wales require additional details to prove access for transporting AILs is achievable from the point of entry to the Welsh trunk road network to the point of egress, including supplying the likely traveling weights and dimensions of AILs and swept path analysis for all junctions on the Trunk Road Network.</p> <p>Welsh Government require the completion of a provided notification template which provide at the absolute minimum best estimates for:</p> <ul style="list-style-type: none"> <li>• Full route details</li> <li>• Vehicle weight</li> <li>• Vehicle length</li> <li>• Vehicle width</li> <li>• Vehicle Height</li> </ul>                                                                                                                                                                                                    | <p>The Transport Assessment has been updated to address the comments made in respect of abnormal load movements on the Welsh Government Strategic Road Network (see paragraphs 6.7 - 6.12). In summary, one abnormal load delivery is anticipated for delivering the transformer to site, which is likely to be up to 150 tons in weight. This exceeds the threshold for requiring special consent from the Department of Transport, whereby such loads are to be transported by water. The options for delivering the abnormal load via water to the site do not require any use of the Welsh Government's Strategic Road Network and as such, the conditions requested are not necessary.</p> |

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                 |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| Welsh Water | <p><u>Sewerage:</u><br/>There is no requirement for foul disposal from the proposed development. Should circumstances change and a foul connection is required Welsh Water request a drainage strategy in advance of a planning application.</p> <p><u>Surface Water Drainage</u><br/>The development requires approval of Sustainable Drainage Systems (SuDS). It is therefore recommended that consultation is carried out with Newport City Council, as the determining SuDS approval body, in relation to their proposals for SuDS features.</p> <p><u>Water Supply:</u><br/>A potable water supply is not required for this development, however if circumstances change and a potable water supply is required Wesh Water request contact with further information on the proposed demand.</p> | A SAB application will be prepared and submitted in due course. |
| Cadw        | Cadw records show that there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development. Therefore there are no comments to make on the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No further action is required at this stage.                    |

- 4.3.5 As demonstrated in Table 3.3, the PAC responses received raise no fundamental objections to the development and simply seek some further information about the proposal, rather than requiring any changes to the design or layout of the scheme. Accordingly, no changes to the layout are proposed and clarification has been provided in the supporting technical documents as relevant and referenced above.



## 5.0 CONCLUSION

- 5.0.1 In accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, a pre-application consultation was undertaken from 18<sup>th</sup> April 2025 to 18<sup>th</sup> May 2025.
- 5.0.2 All responses to the consultation have been recorded, reported and appropriately responded to where necessary.
- 5.0.3 It is considered that the content of this pre-application consultation report demonstrates a robust pre-application consultation process has been undertaken. The submitted planning application can be validated and determined on its planning merits.



## Appendix A - Site Notice



# Town and Country Planning (Development Management Procedure) (Wales) Order 2012

## PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

### NOTICE UNDER ARTICLES 2C AND 2D

(To be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

**Purpose of this notice:** This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at (a): [Land at the Former Uskmouth Power Station, Newport](#)

I give notice that (b): [AW2 Energy Storage Ltd](#)

is intending to apply for planning permission for the (c): [Removal of stored pulverised fuel ash \(PFA\) and the installation of a new battery energy storage system \(BESS\) with all associated drainage, infrastructure, engineering works and associated utilities connections.](#)

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at (d) <https://www.carneysweeney.co.uk/consultations/> and computer facilities are available to view this information online at (e): [Newport Central Library, John Frost Square, Kingsway Centre, Newport, NP20 1PA](#)

between the hours of (f): [09:00-17:30 on Tuesday-Friday and 09:00-16:00 on Saturday.](#)

Anyone who wishes to make representations about this proposed development should write to [max.lewis@carneysweeney.co.uk](mailto:max.lewis@carneysweeney.co.uk) or [CarneySweeney, Brunel House, 2 Fitzalan Road, Cardiff, CF24 0EB.](#)

by (k): [18 May 2025](#)

Signed:



Date: [18 April 2025](#)

**Gorchymyn Cynllunio Gwlad A Thref (Gweiddrefn Rheoli Datblygu)  
(Cymru) 2012**

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM  
GANIATÂD**

**CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C A 2D**

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgynghorai cymunedol; a'i arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

**Diben yr hysbysiad hwn:** Mae'r hysbysiad hwn yn rhoi'r cyfle i gyflwyno sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("ACLL"). Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan yr ACLL perthnasol; Ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i'r ACLL ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn (a) [Tir yn hen orsaf bŵer Brynbuga, Casnewydd](#)

Rwy'n rhoi rhybudd bod (b) [AW2 Energy Storage Ltd](#)

yn bwriadu gwneud cais am ganiatâd cynllunio i (c) [Cael gwared ar ludw tanwydd pulverized \(PFA\) wedi'i storio a gosod system storio ynni batri newydd \(BESS\) gyda'r holl ddraenio, seilwaith, gwaith peirianeg a chysylltiadau cyfleustodau cysylltiedig cysylltiedig.](#)

Gallwch archwilio copïau o:

- y cais arfaethedig:
- y cynlluniau:
- a dogfennau ategol eraill

ar-lein yn (d) <https://www.carneysweeney.co.uk/consultations/> ac mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn (e): [Llyfrgell Ganolog Casnewydd, Sgŵar John Frost, Canolfan Ffordd y Brenin, Casnewydd, NP20 1PA](#)

rhwng yr oriau o (f): [09:00-17:30 ar ddydd Mawrth-Gwener a 09:00-16:00 ar dydd Sadwrn](#)

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr ymgeisydd/asiant yn (i) [max.lewis@carneysweeney.co.uk](mailto:max.lewis@carneysweeney.co.uk) neu [CarneySweeney, Tŷ Brunel, 2 Heol Fitzalan, Caerdydd, CF24 0EB.](#)

gan (k): [18 Mai 2025](#)

Llofnodwyd:



Dyddiad: [18 Ebrill 2025](#)

## Appendix B - Schedule of Owners/Adjoining Occupiers

|                                |                                                                            |
|--------------------------------|----------------------------------------------------------------------------|
| Owners and Adjoining Occupiers | RSPB Wetlands Reserves,<br>West Nash Road, Nash, Newport, NP18 2BZ         |
|                                | Newport (Uskmouth) Sailing Club<br>West Nash Road, Nash, Newport, NP18 2BZ |
|                                | Severn Power<br>West Nash Road, Nash, Newport, NP18 2BZ                    |
|                                | Ty-Portra Farm<br>West Nash Road, Nash, Newport, NP18 2BZ                  |
|                                | Great House<br>West Nash Road, Nash, Newport, NP18 2BZ                     |
|                                | Arch Cottage<br>West Nash Road, Nash, Newport, NP18 2BZ                    |
|                                | Lowlands<br>West Nash Road, Nash, Newport, NP18 2BZ                        |
|                                | Moorcroft<br>West Nash Road, Nash, Newport, NP18 2BZ                       |
|                                | Severn Power Station<br>West Nash Road, Nash, Newport, NP18 2BZ            |
|                                | Simec Uskmouth Power<br>West Nash Road, Nash, Newport, NP18 2BZ            |
|                                | Dŵr Cymru Welsh Water<br>West Nash Road, Nash, Newport, NP18 2YH           |
|                                | West Nash Farm<br>West Nash Road, Nash, Newport, NP18 2DA                  |



## Appendix C - Copies of Letters Sent to Community Consultees



CarneySweeney  
Brunel House  
2 Fitzalan Road  
Cardiff  
CF24 0EB

Address:  
Llywn Derw  
Broadstreet Common  
Nash  
Newport  
NP18 2BE

Email: [nashcommunitycouncil@gmail.com](mailto:nashcommunitycouncil@gmail.com)

18 April 2025

Dear Mr Bob Campbell,

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 As Amended  
Publicity Under Articles 2C and 2D Before Applying For Planning Permission**

**Proposed Development on Land at the Former Uskmouth Power Station**

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended, we write to give you notice that AW2 Senergy Storage Ltd is intending to apply to Newport City Council for permission for the following development:

*"Removal of stored pulverised fuel ash (PFA) and the installation of a new battery energy storage system (BESS) with all associated drainage, infrastructure, engineering works and associated utilities connections"*

Please find enclosed the relevant notice for the above, which invites a pre-application consultation response on the proposed development to be provided to us by **18 May 2025**. Your response may be sent by post to us at the address above or by email to: [max.lewis@carneysweeney.co.uk](mailto:max.lewis@carneysweeney.co.uk)

CarneySweeney complies with the Data Protection Act 1998 and the General Data Protection Regulation 2016 (GDPR) and is a registered Data Controller. For further information on CarneySweeney's approach to personal data, please request a copy of our Privacy Policy.

The draft planning application form, application drawings and supporting reports may be viewed online at: <https://www.carneysweeney.co.uk/consultations/>. Should they be required, computer facilities are available to view this information online at Newport Central Library, John Frost Square, Kingsway Centre, Newport, NP20 1PA from 09:00-17:30 on Tuesday-Friday and 9:00-16:00 on Saturday.

If you have any questions or would like to discuss, please do not hesitate to contact me.

Yours sincerely,



**Max Lewis**  
**Graduate Planner**  
**CarneySweeney**



CarneySweeney  
Brunel House  
2 Fitzalan Road  
Cardiff  
CF24 0EB

Address:  
c/o Newport City Council  
Civic Centre  
Newport  
NP20 4UR

Email:  
[martyn.kellaway@newport.gov.uk](mailto:martyn.kellaway@newport.gov.uk)

18 April 2025

Dear Councillor Martyn Kellaway,

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 As Amended  
Publicity Under Articles 2C and 2D Before Applying For Planning Permission**

**Proposed Development on Land at the Former Uskmouth Power Station**

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended, we write to give you notice that AW2 Energy Storage Ltd is intending to apply to Newport City Council for permission for the following development:

*“Removal of stored pulverised fuel ash (PFA) and the installation of a new battery energy storage system (BESS) with all associated drainage, infrastructure, engineering works and associated utilities connections”*

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If you have any questions or would like to discuss, please do not hesitate to contact me.

Yours sincerely,



**Max Lewis**  
**Graduate Planner**  
**CarneySweeney**



## Appendix D - Copies of Letters Sent to Specialist Consultees



The appropriate persons  
The Local Highways Authority  
Newport City Council  
Civic Centre  
Newport  
NP20 4UR

18 April 2025

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)  
ORDER 2012 AS AMENDED**

**PUBLICITY UNDER ARTICLE 2D BEFORE APPLYING FOR PLANNING PERMISSION**

**PROPOSED DEVELOPMENT ON LAND AT THE FORMER USKMOUTH POWER STATION**

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended, we write to give you notice that AW2 Energy Storage Ltd is intending to apply to Newport City Council for permission for the following development:

*“Removal of stored pulverised fuel ash (PFA) and the installation of a new battery energy storage system (BESS) with all associated drainage, infrastructure, engineering works and associated utilities connections.”*

Please find enclosed the relevant notice for the above, which invites a pre-application consultation response on the proposed development to be provided to us by **18 May 2025**. Your response may be sent by post to us at the address above or by email to: [max.lewis@carneysweeney.co.uk](mailto:max.lewis@carneysweeney.co.uk)

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Yours faithfully,



**Max Lewis**  
**Graduate Planner**  
**CarneySweeney**



The appropriate persons  
The Welsh Ministers  
Welsh Government  
Crown Buildings  
Cathays Park  
Cardiff CF10 3NQ

18 April 2025

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)  
ORDER 2012 AS AMENDED**

**PUBLICITY UNDER ARTICLE 2D BEFORE APPLYING FOR PLANNING PERMISSION**

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Yours faithfully,



**Max Lewis**  
**Graduate Planner**  
**CarneySweeney**



The appropriate persons  
Regeneration and Economic Development  
Newport City Council  
Civic Centre  
Newport  
South Wales  
NP20 4UR

18 April 2025

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)  
ORDER 2012 AS AMENDED**

**PUBLICITY UNDER ARTICLE 2D BEFORE APPLYING FOR PLANNING PERMISSION**

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Yours faithfully,



**Max Lewis**  
**Graduate Planner**  
**CarneySweeney**



The appropriate persons  
Cadw  
Welsh Government  
Rhydycar Business Park  
Merthyr Tydfil  
CF48 1UZ

18 April 2025

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)  
ORDER 2012 AS AMENDED**

**PUBLICITY UNDER ARTICLE 2D BEFORE APPLYING FOR PLANNING PERMISSION**

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Yours faithfully,



**Max Lewis**  
**Graduate Planner**  
**CarneySweeney**



Natural Resources Wales  
Rivers House  
St Mellons Business Park  
St Mellons  
Cardiff  
CF3 0EY

18 April 2025

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)  
ORDER 2012 AS AMENDED**

**PUBLICITY UNDER ARTICLE 2D BEFORE APPLYING FOR PLANNING PERMISSION**

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Yours faithfully,



**Max Lewis**  
**Graduate Planner**  
**CarneySweeney**



The appropriate persons  
South Wales Fire & Rescue Service  
Heol Y Nant  
Cardiff  
CF14 6BS

18 April 2025

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)  
ORDER 2012 AS AMENDED**

**PUBLICITY UNDER ARTICLE 2D BEFORE APPLYING FOR PLANNING PERMISSION**

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Yours faithfully,



**Max Lewis**  
**Graduate Planner**  
**CarneySweeney**



The appropriate persons  
Developer Services  
Dwr Cymru Welsh Water  
Linea  
Fortran Road  
Cardiff  
CF30 0LT

18 April 2025

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)  
ORDER 2012 AS AMENDED**

**PUBLICITY UNDER ARTICLE 2D BEFORE APPLYING FOR PLANNING PERMISSION**

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Yours faithfully,



**Max Lewis**  
**Graduate Planner**  
**CarneySweeney**



## Appendix E - Specialist Consultee Responses



## **Pre-Application Highway Response**

Ref: Direct from Carney Sweeney  
Case Officer: N/A contact Max Lewis

Date: 24/04/25

**PROPOSAL: PROPOSED DEVELOPMENT ON LAND AT THE FORMER USKMOUTH POWER STATION**

Highway Officer: Kevin Jackson

### **Highway Comments:**

Highways accept the principles demonstrated within the Transport Assessment and are unlikely to have any adverse comments subject to a construction management plan condition.

Main points it should address are routing for HGVs and abnormal loads.

**From:** [Thomas, Rhodri](#)  
**To:** [Max Lewis](#)  
**Cc:** ["LGC\\_Development\\_Control-South@gov.wales"](#)  
**Subject:** FW: Pre-Planning - PROPOSED DEVELOPMENT ON LAND AT THE FORMER USKMOUTH POWER STATION  
**Date:** 16 May 2025 09:52:13  
**Attachments:** [image001.png](#)  
[NENotification\\_Template\\_PDFv4.2\\_Oct\\_2020.pdf](#)  
[PAG for windfarms.pdf](#)

---

You don't often get email from rhodri.thomas@wsp.com. [Learn why this is important](#)

**CAUTION:** This message originated from outside of Carneysweeney Ltd. Use caution when opening attachments, clicking links or responding to requests for information.

FAO Max Lewis

On behalf of Welsh Government Transport,

Pre-Planning - PROPOSED DEVELOPMENT ON LAND AT THE FORMER USKMOUTH POWER STATION

Removal of stored pulverised fuel ash (PFA) and the installation of a new battery energy storage system (BESS) with all associated drainage, infrastructure, engineering works and associated utilities connections.

I refer to your consultation of 17<sup>th</sup> April 2025 regarding the above pre-planning application, and advise that the Welsh Government as highway authority for the Strategic Road Network in Wales would require additional information as follows;

Detail needs to be provided to prove access for transporting AILs is achievable from the point of entry to the Welsh trunk road network to the point of egress, that minimises any impact on the safety and free flow of trunk road traffic, please supply the likely traveling weights and dimensions of AILs and swept path analysis for all junctions on the Trunk Road Strategic Network.

Please note, to screen the proposals, the draft abnormal load notifications would be particularly helpful to the Welsh Government as highway authority. For our review to be meaningful we require the accompanying notification template to be filled out as much as possible. There may be many unknowns at this time, but the closer we get to a completed form the more meaningful feedback we will be able to provide.

As an absolute minimum we need best estimates for:

- Full route details.
- Vehicle weight
- Vehicle length
- Vehicle width
- Vehicle height

We would expect the haulier to fully screen the route and follow notification and road

space booking procedures.

Attached for reference, is the draft version of our “Pulling Together” – Best Practice for Transporting Abnormal Loads in Wales - Procedures and Advice Guidance (PAG) document. For your information please find below our standard planning conditions (taken from the aforementioned PAG document), which Welsh Government would request be applied, should any future planning permission be granted by the authority:

### **Structural assessment**

No on-site development works shall be undertaken until:

- a. an assessment of the capacity and impact on all structures along those parts of the highway network which shall be utilised during the construction of the development including bridges, culverts, retaining walls, embankments, and
- b. details of any improvement works required to such structures as a result of construction of the development

have been submitted to and approved by the local planning authority following consultation with the Welsh Government as Welsh trunk road highway authority or other relevant highway authority (as appropriate). The required improvement works identified in the assessment shall be completed prior to the commencement of any Abnormal Indivisible Load (AIL) deliveries to the development site.

### **Condition surveys**

Condition surveys of all highway features along those parts of the highway network which shall be utilised during the construction of the development shall be undertaken prior to, during and on completion of the construction phase of the development. The survey reports shall be submitted to and approved by the local planning authority following consultation with the Welsh Government as Welsh trunk road highway authority or other relevant highway authority (as appropriate) within 28 days of the surveys.

### **Liability for incidental damage**

Prior to the commencement of development works, a scheme to provide for the remediation of any incidental damage directly attributable to the development to the parts of the highway network which will be utilised during the construction of the development including street furniture, structures, highway verge and carriageway surfaces shall be submitted to and approved by the local planning authority following consultation with the Welsh Government as Welsh trunk road highway authority or other relevant highway authority (as appropriate). The scheme shall be implemented as approved throughout the construction phase of the development.

### **Traffic Management Plan**

ALLs associated with the development shall be delivered strictly in accordance with a Traffic Management Plan (TMP) as shall be agreed with the relevant highway authority. In this respect, the TMP shall be submitted to and approved in writing by Welsh Government as Welsh trunk road highway authority or other relevant highway authority (as appropriate) prior to the commencement of any works. The TMP shall include:

- a. proposals for transporting ALLs from their point of entry to the Welsh trunk road network to the site that minimise any impact on the safety and free flow of trunk road traffic
- b. evidence of trial runs that mimic the movement of the worst case ALLs along the access route where appropriate, at the discretion of the Highway Authority
- c. number and size of ALLs, including loaded dimensions and weights
- d. number and composition of ALL convoys, including anticipated escort arrangements
- e. methodology for managing trunk road traffic during ALL deliveries, including identification of passing places and holding areas as necessary
- f. convoy contingency plans in the event of incidents or emergencies
- g. estimated convoy journey durations and timings along the route, including release of forecast traffic queues
- h. swept path analysis modelling the movement of the worst case ALLs at all potential horizontal and vertical constraints along the access route where appropriate, at the discretion of the Highway Authority
- i. proposals for the temporary or permanent modification of any affected street furniture along the access route and details of how this would be managed
- j. plans for the reinstatement of any temporary works after completion of the construction phase
- k. land ownership must be clarified on all drawings showing proposed highway modifications. The developer shall be responsible for the acquisition and reinstatement of all third party land including re-instatement of boundary features
- l. proposals to liaise with all relevant stakeholders and members of the public regarding construction traffic and ALL movements
- m. consideration of the cumulative impact of other abnormal load generating schemes proposing to use all or part of the same access route
- n. the appointment and role of a transport coordinator to administer the abnormal indivisible load delivery strategy

- o. means of control of timing of delivery of AIL movements
- p. temporary traffic diversions and traffic hold points
- q. details of banksmen and escorts for abnormal loads
- r. management and maintenance of layover areas, junctions, passing places, public rights of way and welfare facilities while AIL deliveries take place
- s. details of temporary signage.
- t. details of any alterations to any works that are carried out to enable AIL movements

ALLs associated with the maintenance and decommissioning of the development shall leave the site strictly in accordance with a TMP as shall be agreed with the relevant highway authority . In this respect, the TMP shall be submitted to and approved in writing by Welsh Government as Welsh trunk road highway authority or other relevant highway authority (as appropriate) prior to the commencement of any removal, replacement of decommissioning works.

#### **Highway works**

No development works shall be undertaken until full details of any highway works associated with the construction of layover areas, passing places and highway improvements as agreed with each relevant highway authority including:

- a. the detailed design of any works
- b. geometric layout
- c. construction methods
- d. drainage, and
- e. street lighting

have been submitted to and approved in writing by the local planning authority following consultation with the Welsh Government as Welsh trunk road highway authority or other relevant highway authority (as appropriate). The highway works shall be completed in accordance with the approved details prior to the commencement of any AIL deliveries to the development site.

No development works shall be undertaken until the developer demonstrates rights of access to all proposed works that are not part of the highway network to the satisfaction of the local planning authority.

## **Road Safety Audit**

The applicant shall undertake a Road Safety Audit of the scheme (Stages 1 – 4) in accordance with the Design Manual for Roads and Bridges GG 119. The applicant shall agree the required measures with the Welsh Government as Welsh trunk road highway authority or other relevant highway authority (as appropriate) prior to the commencement of works on site.

## **Section 278 Agreement**

The applicant shall enter into an Agreement with the Welsh Ministers under Section 278 of the Highways Act 1980 to enable the Applicant to undertake agreed improvement works on the trunk road. This Agreement will contain details of the improvement works, construction conditions and financial arrangements under which agreed measures can be put in place, including indemnifying the Welsh Ministers against third party claims. Without such an agreement in place, any consent that may be granted cannot be implemented.

For further information on this matter please refer to Welsh Government Procedure & Advice Guidance PAG 109/18: section 38, 184, and 278 Agreements under the Highways Act 1980.

If you have any further queries, please forward to the following Welsh Government Mailbox [Lgc\\_development\\_control-south@Gov.Wales](mailto:Lgc_development_control-south@Gov.Wales)

Regards

Rhodri

**Rhodri Thomas BSc. (Hons) GMICE**  
Senior Engineer

I am now on secondment, and will have intermittent access to emails.



T+44 (0) 29 20 769 275

1 Capital Quarter, Tyndall Street  
Cardiff  
CF10 4BZ

**wsp.com**

### **Confidential**

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WSP UK Limited, a limited company registered in England & Wales with registered number 01383511. Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

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Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. -----

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Carney Sweeney

Eich cyfeirnod  
Your reference

By email

Ein cyfeirnod  
Our reference

Dyddiad  
Date

2 May 2025

Llinell uniongyrchol  
Direct line

03000 252791

Ebost  
Email:

[cadwplanning@gov.wales](mailto:cadwplanning@gov.wales)

Dear Sir/Madam

**Pre-Planning Application - Removal of stored pulverised fuel ash (PFA) and the installation of a new battery energy storage system (BESS) with all associated drainage, infrastructure, engineering works and associated utilities connections, Land at the Former Uskmouth Power Station, Newport**

Thank you for your letter of 17 April inviting our comments on the pre-planning application consultation for the proposed development described above.

### Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Our records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in the planning process is set out in Annex A.

### Assessment

#### Scheduled Monument

MM092 Goldcliff Moated House Site

This pre-planning application for a New Battery Energy Storage System at Land at Uskmouth Power Station.



The above scheduled monument is located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the setting scheduled monument MM092.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan- Gwent Archaeological Trust [www.ggat.org.uk](http://www.ggat.org.uk)

Yours sincerely,

Laura Cooper  
Historic Environment Branch

## **Annex A**

### Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

### National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12 \(gov.wales\)](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

### Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and



enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.



Carney Sweeney Brunel House  
2 Fitzalan Road Cardiff  
CF24 0EB.

max.lewis@carneysweeney.co.uk

Dyddiad/Date: 21 May 2025

Annwyl Syr/Madam/Dear Sir/Madam,

**STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED**

**BWRIAD/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 WORKS AND ASSOCIATED UTILITIES CONNECTIONS**

**LLEOLIAD/LOCATION: LAND AT THE FORMER USKMOUTH POWER STATION, NEWPORT**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 17 April 2025.

**We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding flood risk, land contamination, controlled waters and ornithology. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.**

**We also advise that based on the information submitted to date, we would ask the planning authority to include conditions regarding land contamination and controlled waters, designated sites and protected species on any planning permission granted. Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application.**

**Flood Risk**

The planning application proposes less vulnerable development (removal of stored pulverised fuel ash (PFA) and the installation of a new battery energy storage system (BESS) with all associated drainage, infrastructure, engineering works and associated utilities connections). The Flood Map for Planning identifies the application site to be at risk of flooding and largely within Flood Zone 2 and 3 (Sea) and TAN15 Defended Zone.

We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how the LPA should consider this application in line with current planning policy. Our role is to provide detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers

and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses the LPA should consult with the Lead Local Flood Authority.

Therefore, we have reviewed the FCA undertaken by RPS, dated April 2025, reference ENV-21837. Our advice to you is that the FCA is incomplete. The advice in paragraph 10.24 of TAN15 is clear *'In zones 2, 3 and TAN 15 defended zone developers must undertake a flood consequences assessment proportionate to the nature and scale of the proposal. Before granting planning permission, decision makers should be satisfied the scheme is justifiable in accordance with the principles set out in section 8, where they are not satisfied, planning permission should be refused.'*

We advise as follows:

The topography information within the FCA indicates levels on site are relatively flat with the exception of the storage area for pulverised ash in the centre of the site and the pond in the west of the site. Levels surrounding the storage area generally sit between 8.14 meters (m) Above Ordnance Datum (AOD) and 9m AOD, with slightly higher levels being seen in the east. Raised levels in the ash storage in the centre of the site sit between 12m AOD and 15m AOD. The FCA states that modelled flood levels have been extracted for a series of node points within the site boundary from the Caldicot and Wentlooge Coastal model. Tidal flooding on a site can be seen as the consequence of offshore Extreme Sea Levels (comprising underlying astronomical 'tide' and the passage of a large-scale storm 'surge') being subject to wave action and overtopping then inundating the coastal land.

The FCA determined on-site flood levels by undertaking wave action and overtopping analysis and inundation assessment. We are satisfied with the use of the flood data within the FCA, and the reasoning given in the FCA for its use. Although the site is in an area benefitting from flood defences with a 'fair' current condition, the undefended scenario flood levels and figures have been used to inform development design and mitigation measures as a worst-case scenario:

- 1 in 200 year plus Climate Change 2100 (Upper End 95th percentile confidence) level undefended scenario:
- Central part (main BESS development area) of the site: flood level 9.74m AOD producing a flood depth of 1.28m.
- Western part (near existing pond) of the site: flood level of 9.74m AOD producing a flood depth of 1.60m.
- Eastern part (Unnamed existing access road): flood level of 9.79m AOD producing a flood depth of 1.55m.
- West Nash Road: Flood Level: flood level of 9.85m AOD producing a flood depth of 3.20m.'

1 in 1000 year plus Climate Change 2100 (Upper End 95th percentile confidence) level undefended scenario:

- Central part (main BESS development area) of the site: flood level 10.43m AOD producing a flood depth of 1.97m.
- Western part (near the existing pond) of the site: flood level 10.41m AOD producing a flood depth of 2.27m.
- Eastern part (Unnamed existing access road): flood level 10.46m AOD producing a flood depth of 2.22m.
- West Nash Road: Flood Level: flood level 10.50m AOD producing a flood depth of 3.85m.'

The FCA states that at risk assets are to be raised to the 1 in 200 year plus climate change 2100 undefended scenario flood level. It also states 'nodes 3, 4, 5 and 6 are within the area the

BESS and associated infrastructure as such, the at risk assets will be raised to a level of 9.75m AOD minimum to create a flat and level plateau for the BESS and substation to be situated on.'

The FCA states 'the site is proposed to be regraded, levelled, and raised so it would be appropriate to achieve a total resilience design level of 9.75m AOD. This ensures that the development will be raised above the flood level associated with the 1 in 200 year Climate Change horizon year 2100 Upper End 95th percentile confidence level undefended scenario'. It also states that this proposed resilience/resistance level (9.75m AOD) is above the 200-year Climate Change horizon year 2100 Upper End 95th percentile confidence level undefended scenario and therefore meets the requirements of TAN15.

We are satisfied that the BESS element of the proposal will be raised above/ to the 1 in 200 year plus climate change 2100 undefended scenario flood level, whilst other parts of the site will be at risk of flooding.

The FCA states that flood compensation would not be necessary, 'due to the proximity of the Bristol Channel to the site and the fact that the flooding is caused by tidal sources'. It is recommended that a 'Flood Management Plan is produced for site management and operational staff, with instructions on appropriate measures to take in the instance of a flood. This will ensure the safeguarding of personnel in the event of a potential inundation.' Whilst we agree that there does not need to be an assessment into third party impacts given the location on the tidal flood plain, there should be a breach assessment of the Coastal Flood defences.

Given statements within the new TAN 15, and that the development site is within a defended zone with "fair condition" coastal defences, a supporting FCA will need to assess and demonstrate that the existing flood defences are not susceptible to breach/failure during the overtopping event which does appear to conclude that extensive and significant flooding occurs within the area and to the proposed development site.

There is no indication of the degree of overtopping and whether this would cause a breach of the defences, especially the earth embankments. This will need to be clearly set out in the FCA and justification why a breach is not required if this is the case

We recommend that breach information is included within an updated FCA to be submitted as part of a formal planning application.

Please note, if an amended FCA is not submitted at planning application stage or any subsequent amended FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then we are likely to / we would object to the application.

### **Land Contamination and Controlled Waters**

We have reviewed:

- 'Afon Wysg 2 – Geo-Environmental and Geotechnical Desk Top Study' by Tetra Tech Limited, Project Number: 784-B070804, dated April 2025.
- 'Drainage Strategy Report – AW2 BESS, Uskmouth' Revision P2.0 by Burroughs dated April 2025.

### Potential for land contamination

The site is located on a secondary aquifer and potentially in hydraulic connection with the River Usk, a designated Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and Ramsar site. We therefore consider the controlled waters at the site to be highly sensitive and vulnerable to contamination (historical and new sources) and pollution.

The site currently holds stored Pulverised fuel ash (PFA) from the former coal powered power station. We understand that this will be removed from site via lorries over a 15 month period. There is no detail as to where the PFA will be deposited and what risk this deposition will have on controlled waters at that location. We seek clarification at planning application stage as to the PFA disposal location and risk to controlled waters.

From the supporting information we note that there is a concrete slab below the stored PFA. It is not clear within the proposal details whether this concrete slab will remain or be dug up/removed. We request clarification on the status of the concrete slab within the proposed development.

We also note that part of the site was potentially used for fire training. Per- and polyfluoroalkyl substances (PFAS) and Perfluorooctane Sulfonate (PFOS) are known to exist within firefighting foams etc., therefore the formal planning application needs to consider this potential source of contamination/ pollution to the soil and groundwater (please see informative below for more details).

In addition to the above further additional details, based on current information, the above sources of contamination potentially being present on site and the environmental setting, at planning application stage we would request the following conditions and informatives be attached to any planning permission granted. We advise you to consider these in preparing a formal planning application submission.

#### Condition

No development, of land known to be / suspected of contamination, 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.

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.

#### Condition

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.

Justification: 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.

#### Condition

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.

Justification: 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.

#### Condition

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.

Justification: 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.

#### Informative/ advice to applicant

Natural Resources Wales recommends that developers should:

1. Follow the risk management framework provided in Land contamination risk management (LCRM)
2. Refer to 'Land Contamination: a guide for developers (WLGA, 2017) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to our groundwater protection advice on [www.gov.uk](http://www.gov.uk)

#### Informative/ advice to applicant

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the *CL:AIRE Definition of Waste: Development Industry Code of Practice*. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

#### Informative specific for PFAS and PFOS sources on site

Site owners and operators should therefore anticipate changes to existing regulation and new regulation and consider these in terms of any compliance obligations. This is akin to the idea of 'hitting the ground running' which will help sites impacted with PFAS proactively manage related environmental risk and liability factors. The adoption of due diligence principles, for short to longer term environmental risk management, are considered relevant and sound good practice; these principles may include investigating the following:

- Developing a comprehensive understanding of the nature, extent, and use of PFAS chemicals at a particular facility. This may have included the storage and use of Aqueous Fire-Fighting Foams (AFFFs) which are known to contain a range of PFAS chemicals.
- Investigating and characterising those areas where PFAS has been used. This may include the development and implementation of a bespoke sampling and monitoring plan so that the nature and presence of PFAS can be adequately characterised.
- Developing a robust understanding of the environmental risks that both current and legacy PFAS may pose at a particular facility, largely through the source-pathway-receptor linkage model. NRW's Geoscience Team recognises the complexities between significant time frames (decades) of activities and the persistent nature of PFAS as the combination of the two results in a need for increased scrutiny of site conditions and longer-term dynamics and behaviours (for example PFAS fate and transport and a changing climate).
- Assessing the nature and significance of PFAS replacement chemicals for particular processes and activities at a particular site and the environmental, toxicological and human health information held on such chemicals.

#### Desk Study

- Which PFAS compounds are expected to be encountered at the site based upon information gathered from the desk stop study, i.e. are details of certain PFAS sources stored on site, available in the site history or are there certain PFAS compounds associated with activities undertaken at the Site for certain periods of time.
- What activities were performed at the site, and where, which may have resulted in PFAS impacts or releases to ground? Also prudent to consider the accumulation of chemicals within drainage infrastructure.
- Are there any other potential sources that could be present at the site? What are ambient concentrations away from known source areas? Note understanding ambient concentrations of PFAS will be essential for risk assessment given the lack of regulatory standards over the time period over which impacts have taken place.

#### Sampling & Monitoring

- Specific details as to what precautions have been taken to reduce as far as possible the risk of cross-contamination when installing monitoring equipment and carrying out sampling across the site.
- Specifying the analytical suite and analysis used to detect PFAS.
- A rationalisation of the sampling strategy employed. Given the hydrophobic and hydrophilic parts within PFAS structures, it's likely that PFAS would sit at the water table. Some initial research recommends that when undertaking groundwater sampling for the purpose of assessing PFAS, it could be prudent to select a number of boreholes which are screened close to or across the water table but also at varying depths to gain a meaningful understanding of PFAS distribution in a vertical sense; ideally different increments within different boreholes to avoid cross contamination.

- Given some of the former uses of PFAS such as in firefighting, it is considered that concrete and drainage channels and sumps can act as important secondary sources of PFAS but can also facilitate the spread of PFAS. Based on this, sampling of drainage areas / networks including residue silt or sediment is recommended.
- Consideration of contaminant mixtures particularly with non-aqueous phase liquids (NAPL).

Please note: the design and scope of any investigation is the decision of the applicant and must be appropriate to the application site. We recommend the applicant review the following guidance document when considering PFAS investigation and management:

- Nathanail, C P, Williams, G and Nathanail, J F (2024) *Good practice guidance: some per- and polyfluoroalkyl substances (PFAS) in soil and the water environment*, C819m, CIRIA, London, UK (ISBN: 978-0-86017-965-8).

## **Ornithology**

We recommend that surveys for breeding birds are undertaken. These surveys should be in line with industry best practice (see Bird Survey Guidelines). Additional, species-specific surveys should also be considered and should be informed by the habitat on site as well as the results of any desktop survey conducted to date.

Determining the importance of species and populations identified from surveys should refer to Wales specific resources and publications where practical. Relevant population estimates can be found in, but not limited too, Hughes et al. 2020 (Wales), Birds of Wales/Adar Cymru (Pritchard et al. 2021) and Woodward et al. 2020 (UK/Britain). County Bird Reports, and the Welsh Bird Reports may also contain relevant information.

Reference should be made to Birds of Conservation Concern Wales 4 (BoCCW4) as well as listing on Section 7 of the Environment Act (Wales) 2016, and Schedule 1 of the Wildlife & Countryside Act 1981 (as amended).

## **Drainage**

We note no foul water will be generated on site requiring disposal. For surface waters runoff disposal, we note that infiltration to ground is not suitable and that Sustainable Drainage System methods will be used to collect the runoff prior to discharge to surface water body (with treatment). The SUDS methods will be lined thereby preventing infiltration to the ground. We have no further comment on site drainage unless the design changes.

## **Designated Sites**

Newport Wetlands SSSI and National Nature Reserve (NNR), the River Usk Special Area of Conservation (SAC) and SSSI and the Severn Estuary SSSI, Special Protection Area (SPA), SAC and Ramsar are all located within 300m of the proposal site.

We advise that the proposal has the potential to disturb the wintering waterbird features of the Severn Estuary SPA and Ramsar site; these birds may be located within the site boundaries or utilising functionally linked habitat outside the SPA and Ramsar. The Preliminary Ecological Appraisal (PEA) states that “higher value habitats such as ponds are recommended to be retained and protected where possible”. We agree that this should be the case for use by wildlife, including wintering waterfowl. If the applicant ensures measures such as those recommended in the PEA report (i.e. standard measures to reduce noise, dust, pollution prevention etc. to be detailed in a CEMP) are implemented, along with avoiding construction works taking place two hours either side of high tide during the overwintering period, then this would minimize any ornithological disturbance impacts.

More widely, to avoid impact to designated sites during construction (for example from noise, dust, environmental incidents and run-off, etc.) we agree with the PEA which recommends that an agreed Construction Environmental Management Plan (CEMP) should be in place prior to

works commencing. We would request the following condition be attached to any planning permission granted.

#### Condition

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; invasive species management; species and habitats protection, avoidance and mitigation measures.
- 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.
- 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.

Justification: 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.

In preparing a CEMP, we advise the applicant to refer to the relevant guidance for pollution prevention Guidance for Pollution Prevention (GPP) documents which may be found on the NetRegs website. There is also information on our website on reporting environmental incidents.

We also advise that any CEMP includes best practice measures for biosecurity, for example, ensuring that all equipment, machinery, vehicles and contactor PPE are in a clean condition prior to arrival onsite to minimise the risk of the introduction of invasive non-native species. Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended)

We advise that the proposal will need to be considered under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). We note that a shadow Habitats Regulations Assessment (HRA) is to be produced.

The Local Planning Authority (LPA) is the Competent Authority for the purposes of the Conservation of Habitats and Species Regulations 2017. As such, they must not agree to any

plan or project unless they are certain it will not adversely affect the integrity of a SAC, SPA and Ramsar.

The LPA should carry out a test of likely significant effects (TLSE) for the SACs, which is required under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. This test applies to impacts on the SACs, SPA and Ramsar from the proposed works, either alone or in combination with other plans and projects.

If the test concludes there is likely to be a significant effect then an Appropriate Assessment of the impacts on the SACs, SPA and Ramsar from the proposed works, either alone or in combination with other plans and projects, will be required. We would be able to assist with that assessment in our role as the Statutory Nature Conservation Body under the above Regulations.

#### Advice - Battery Energy Storage System Fire Risk

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.

We would advise the Local Planning Authority (LPA) that 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 would recommend the LPA 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.

We would also advise the LPA they 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.

We would further advise the LPA that before determining the planning application, they 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 would advise that measures to avoid pollution from contaminated firewater should be clearly set out by the applicant and provide sufficient detail in support of the planning application. This should include demonstration, to the LPA's 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 on these matters;
- There is 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 on what they consider to be adequate storage capacity;
- Notwithstanding the wider TAN15 considerations, where the site is proposed within a flood risk area, 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;

- Adequate post event cleanup and environmental remediation has been considered and planned.

### **Protected Species**

We have considered the following documents:

- Planning Statement by Carney Sweeney, dated April 2025
- Design & Access Statement by Carney Sweeney, dated April 2025
- Preliminary Ecological Appraisal V3 by TetraTech, reference 784-B070326
- GCN Survey Report by Tetra Tech, dated April 2025
- Green Infrastructure Statement by Tir Collective, dated April 2025
- Landscape and Ecology Management Plan by Tir Collective, dated April 2025
- Tree Survey Report putrescene Arboricultural Consultants, dated March 2025
- Drawing P-AW2-102: Proposed General Layout Plan
- Drawing TC24293\_LA100: Landscape Masterplan

We note that although the proposals are fairly extensive, the parts of the site that will be affected by the development are likely to hold little biodiversity interest; the Planning Statement contains the following useful synopsis of the site:

*2.6 The application site itself extends to approximately 4 ha of land currently used for the storage of pulverised fuel ash (PFA). The PFA storage area comprises a concrete slab beneath the PFA stockpiles bound by 2.4m high reinforced concrete walls. The application site boundary also includes part of the internal access road through the Uskmouth site, rough grassland, disused railway tracks, and a balancing pond to the west.*

The affected areas include the concreted area under the PFA, some semi-improved grassland, scrub, existing access roads, and hardstanding. The ponds and dense scrub to the southwest is not proposed to be cleared or impacted in any notable way except for some small-scale new scrub planting on the northern boundary, which would be beneficial to any protected species present.

Bats use the site for foraging and commuting, some trees are present within the red line boundary by the balancing ponds, but it is stated that all trees will be retained. The known bat roosts present on the wider Former Uskmouth Power Station site would not be directly affected by the proposals. Therefore, the only matter needing to be controlled with respect to bats is lighting.

Otters are known to be present in the wider area, on the River Usk and at Newport Wetlands. The wetlands area also has records of water voles. Any otters or water voles that may be (occasionally) present, using the area of the balancing ponds (the only suitable habitat for the species within the red line boundary), would be unlikely to be adversely affected by the development. The mammal protection measures outlined in respect of badger (pp. 20-21 of the PEA) would suffice to ensure no direct harm to otters. We advise that this information should be included in the CEMP). In addition, the sensitive lighting scheme which would be required to safeguard bats will also protect otter/water vole habitats.

Page 21 of the PEA contains the following statement: *“Currently P1 and P2 are to be retained, if this is to change an otter survey will be required to determine that this species is not utilising the pond habitat and surrounding scrub.”* If the proposals change in such a way as to impact the on-site ponds or their surrounding scrub habitat, we advise that otter and water vole surveys of the water bodies are undertaken following best practice guidance, and the results, along with any necessary mitigation proposals, are submitted to the LPA at the planning application stage.

All surveys completed of the site and surrounding water bodies to date have been negative for great crested newt (GCN). The nearest records we have of GCN in this vicinity are circa 2 km away. On that basis, we would have no comments to make on the species. However, it appears from the GCN report that we do not have the full set of April 2025 survey information as yet; we advise that full survey information needs to be submitted to the LPA as part of any planning application. Should the most recent survey information reveal the presence of GCN, we would expect to comment on the issue when consulted by the LPA on the planning application. We would envisage that, should GCN presence be established, the planning submission would include full mitigation proposals for the species.

We note that the PEA makes recommendations for a sensitive lighting scheme and a CEMP. We concur with this and would advise the following conditions be attached to any planning permission granted by the LPA

#### Condition

Construction Environmental Management Plan (please see above)

#### Condition

##### Lighting Plan

Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

- Drawings setting out light spillage in key sensitive areas, particular the balance ponds and surrounding habitats to the west and the woodland and scrub habitats at Newport Wetlands to the south
- Details of lighting to be used both during construction and/ or operation
- Measures to monitor light spillage once development is operational

The lighting shall be installed and retained as approved during construction and operation. Justification: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected Species and their habitats.

#### **Internal Drainage District**

The application site is located within NRW's Internal Drainage District.

We have reviewed the 'Drainage Strategy Report – AW2 BESS, Uskmouth' Revision P2.0 by Burroughs dated April 2025 and note 3.2.1 *Surface Water Runoff Destination – Level 3* which states '*The runoff will then be discharged into the existing ditch via a retained existing outfall, which is named as discharge point W1b on NRW's Discharge Consent (Ref: 20151223\_SUP\_LP3131SW\_Var002 signed).*'

We advise that Land Drainage Consent will be required for discharge as identified in the *Drainage Strategy Report*. We refer you to our website for further details: Natural Resources Wales / Apply for land drainage consent.

#### **Other Matters**

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

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.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our

website for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our website.

## **Advice for the Developer**

### Permits

As advised above, 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 permitting teams to ensure all permits are in place prior to commencement of development.

### Waste

The fate of the pulverised fuel ash should be discussed with Waste Regulation officers as soon as practicable, [se.waste.queries@cyfoethnaturiolcymru.gov.uk](mailto:se.waste.queries@cyfoethnaturiolcymru.gov.uk)

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

Yn gywir / Yours faithfully

### **Annabelle Evans**

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

E-bost/E-mail: [southeastplanning@cyfoethnaturiolcymru.gov.uk](mailto: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.

**From:** [Davies, Gregory](#)  
**To:** [Max Lewis](#)  
**Subject:** RE: Pre-Application Consultation - Land at the Former Uskmouth Power Station  
**Date:** 28 April 2025 11:00:35  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[waSDLKHAOUWSEGPw-1.jpg](#)

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**CAUTION:** This message originated from outside of Carneysweeney Ltd. Use caution when opening attachments, clicking links or responding to requests for information.

Good Morning,

South Wales Fire and Rescue Service have looked at the application and agree with the application.

Further comment will be made at full planning application stage.

Kind Regards

Greg

Greg Davies

Diogelwch Tân i Fusnesau  
Pencadlys Gwasanaeth Tân ac Achub De  
Cymru  
Parc Busnes Forest View  
Llantrisant  
CF72 8LX  
Ffôn: 01443 232000/ 07827 287939

E-Bost: [G2-Davies@southwales-fire.gov.uk](mailto:G2-Davies@southwales-fire.gov.uk)  
[www.decmru-tan.gov.uk](http://www.decmru-tan.gov.uk)

Greg Davies

Business Fire Safety  
South Wales Fire and Rescue Service  
Headquarters  
Forest View Business Park  
Llantrisant  
CF72 8LX  
Telephone: 01443 232000/ 07827 287939

E-Mail: [G2-Davies@southwales-fire.gov.uk](mailto:G2-Davies@southwales-fire.gov.uk)  
[www.southwales-fire.gov.uk](http://www.southwales-fire.gov.uk)

Mr Max Lewis  
Carney Sweeney  
Brunel House  
2 Fitzalan Road  
Cardiff  
CF24 0EB

**Date: 07/05/2025**  
**Our Ref: PPA0009387**

Dear Mr Lewis

**Grid Ref: 332651 183557**

**Site Address: Land at the Former, Uskmouth Power Station, Newport**

**Development: 2D-Removal of stored pulverised fuel ash (PFA) and the installation of a new battery energy storage system (BESS) with all associated drainage, infrastructure, engineering works and associated utilities connections.**

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

### **APPRAISAL**

Firstly, we note that the proposal relates to Removal of stored pulverised fuel ash (PFA) and the installation of a new battery energy storage system (BESS) at Land at the Former Uskmouth Power Station and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermains systems, we offer the following comments as part of our appraisal of this development.

### **PUBLIC SEWERAGE NETWORK**

There is no public sewerage system in this immediate locality and therefore any new development will require provision of satisfactory alternative facilities for sewage disposal. However, it seems that there is no requirement for foul disposal from the proposed development.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

## **SURFACE WATER DRAINAGE**

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in liaison with the Lead Local Flood Authority and/or Natural Resources Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority. Please be advised that due to capacity constraints with the downstream public sewerage network, under no circumstances would we allow surface water runoff highway run-off from the proposed development to communicate directly or indirectly with the public combined sewerage system. Please note, no amount of land drainage run-off is permitted to discharge directly or indirectly into the public sewerage system.

Furthermore, Planning Policy Wales (PPW) acknowledges that discharge of surface water to foul sewers is prohibited and highlights that any additional surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3). Moreover, PPW recognises the challenges faced from rainfall intensity causing surface water flooding and diffuse pollution (Para 6.6.14) along with the importance of well-maintained sewerage networks (Para 6.6.15), particularly as a result of run-off from built surfaces and the sewage discharges from overloaded sewers (Para 6.6.16).



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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in  
Welsh and English

Dŵr Cymru Cyf, a limited company registered in  
Wales no 2366777. Registered office: Pentwyn Road,  
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y  
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

It is therefore recommended that the developer consult with Newport City Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

## **FOUL WATER DRAINAGE – SEWERAGE NETWORK**

It seems that there is no requirement for foul disposal from the proposed development. Should circumstances change and a foul connection for domestic flows is required then please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com).

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

## **FOUL WATER DRAINAGE – SEWAGE TREATMENT**

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.



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## **POTABLE WATER SUPPLY**

The proposed development is crossed by a trunk/distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

It seems that a potable water supply would not be required for this proposed development, however, should circumstances change and potable water supply would be required we would advise that you contact us with further information on the proposed demand.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,

**Matthew Lord**  
**Planning Liaison Manager**  
**Developer Services**

***Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.***



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