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Our reference: CSC1082

25<sup>th</sup> June 2025

Ms Joanne Davidson  
East Area Development Manager  
Newport City Council  
Planning Services,  
Planning and Economic Regeneration,  
Newport City Council,  
Newport,  
NP20 4UR

SENT VIA PLANNING PORTAL

Dear Ms Davidson

**Planning Portal Ref: PP-14126865**

**Discharge of Conditions 4 and 5 attached to planning permission ref: 23/0835**

**Uskmouth Power Station, West Nash Road, Nash, Newport, NP18 2BZ**

CarneySweeney is instructed by Private Energy Partners Limited ('the Applicant') to discharge conditions 4 and 5 attached to planning permission ref: 23/0835.

The permission was granted on 23<sup>rd</sup> November 2023 in respect of the above site at Uskmouth Power Station, for the following development:

*"S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) AND CONDITION 02 (SITE INVESTIGATION AND RISK ASSESSMENT) OF 22/0823 INSTALLATION OF A BATTERY ENERGY STORAGE SYSTEM (BESS). AMENDMENTS INCLUDE INCREASING THE AMOUNT OF BATTERY INFRASTRUCTURE, CHANGES TO THE SITE LAYOUT, CHANGES TO THE RED LINE BOUNDARY AND SOFT AND HARD LANDSCAPING".*

This application seeks to discharge condition 4 (Verification Report) and 5 (Long Term Monitoring) attached to the permission. Accordingly, the following document is enclosed:

- Uskmouth BESS Verification Report (TetraTech, ref: 784-B055188 V1)

The application fee (£200) has been paid separately.

Condition 4



The full condition wording is below:

*“Prior to the occupation or 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 actions, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.”*

The submitted Verification Report provides details of the remediation works undertaken on site reports, in accordance with the requirements of Condition 4.

## Condition 5

The full condition wording is below:

*“Prior to the occupation or 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.*
- Timescales for submission of monitoring reports to the Local Planning Authority 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.”*

The Verification Report addresses Condition 5 and long term monitoring at Section 6.3. Notwithstanding the wording of Condition 5, the findings of the extensive ground investigation on site indicate that long term monitoring is not required.

We trust that the above, together with the completed application form and enclosed report, is sufficient to wholly discharge conditions 4 and 5. However, should you require any further information, please do not hesitate to contact us.

Yours sincerely,



**Clodagh Meehan Macken**  
**Principal Planner**  
**CarneySweeney**

Encl.

Cc Darren Archer - Private Energy Partners Limited

