

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR



01633 656656
planning@newport.gov.uk
www.newport.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Reference:

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Reference:

Title

Miss

First name

Nia

Surname

Roberts

Company Name

Arup

Address

Address line 1

4 Pierhead Street

Address line 2

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 4QP

Contact Details

Primary number

02920769109

Secondary number

Email address

nia.roberts@arup.com

Site Area

What is the site area?

4.25

Reference:

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes
 No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Proposed electricity substation compound (132 / 33 / 11kV), including a switch-room building and outdoor electrical equipment, enclosed by a security fence, with associated infrastructure including access, landscaping, drainage and earthworks.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

The site is privately owned greenfield land (owned by Welsh Government).

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

The site is undeveloped land.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- Yes
 No

Reference:

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.00	hectares
------	----------

Area of greenfield land proposed for new development

0.61	hectares
------	----------

Materials

Does the proposed development require any materials to be used in the build?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Please refer to the PDAS and the submitted drawings.

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Please refer to the PDAS and the submitted drawings.

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Please refer to the PDAS and the submitted drawings.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposed materials and finishes:

Please refer to the PDAS and the submitted drawings.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Proposed materials and finishes:

Please refer to the PDAS and the submitted drawings.

Type:

Lighting

Existing materials and finishes:

Proposed materials and finishes:

Please refer to the PDAS and the submitted drawings.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Reference:

- Site Location Plan (drawing no. CG1000);
- Application Plan (drawing no. CG1001);
- Existing Site Topography and TAN15 Flood Zones (drawing no. CG1002);
- Existing Utilities (CG1003);
- Proposed General Arrangement (drawing no. CG1010);
- Proposed Finished Levels (drawing no. CG1011);
- Proposed Site Layout (drawing no. CG1012);
- Swept Path Analysis (drawing no. CG1020);
- Proposed Connections Plan (drawing no. CG1030);
- Proposed Drainage Layout (drawing no. CG1040);
- Proposed Floor Plan (drawing no. CTL0007);
- Proposed Elevations (drawing no. CTL0008);
- Proposed Sections (drawing no. CTL0009)

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

Reference:

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land)
<input checked="" type="checkbox"/> Floodplain C1	<input type="text" value="0"/>	<input type="text" value="0.80"/> Hectares
<input type="checkbox"/> Floodplain C2	<input type="text"/>	<input type="text"/> Hectares

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment.

Refer to Section 6 and 7 and Appendix 1 of [Technical Advice Note 15: Development and Flood Risk](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

Reference:

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Other

No foul sewage outfall from development

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes

No

Employment

Will the proposed development require the employment of any staff?

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The site will include a National Grid Electricity Distribution (NGED) 132 / 33 / 11 kV electricity substation. The substation compound will include the following:

- A flat area of hardstanding approximately 66m x 92m elevated on made ground above the prevailing ground level and flood plain by a maximum of 1.5m.
- A substation compound encircled by a 3.6m high steel palisade security fence.
- A single brick-built switchgear building measuring 40m x 6m with a Plastisol coated sheet steel apex roof up to 4.6m in height.
- Various items of outdoor electrical equipment including wires, gantries and transformers up to approximately 6m in height.

Reference:

Is the proposal for a waste management development?

- Yes
- No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
- No

If Yes, please provide details

The statutory pre-application consultation (PAC) process is being undertaken between 2/08/23 and 30/08/23.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes
- No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Reference:

Title

First Name

Jacob

Surname

Cooke

Reference

P/23/0057

Date (must be pre-application submission)

29/06/2023

Details of the pre-application advice received

A pre-application meeting was held with Jacob Cooke on 29th June (on Microsoft Teams). During the meeting, we presented an overview of the site and proposals, summarised the work completed to date, discussed the proposed planning application documentation and PAC timescales, and requested feedback on the proposed development. Jacob agreed with the list of proposed planning application documentation and confirmed that and was broadly supportive of the proposed development, provided that the application provided the information required to adequately assess the proposals.

The written pre-application response has not yet been received from the case officer. However, we received comments from the NCC ecologist, the NCC Noise and Neighbourhood Team, the LCC Landscape Officer, NCC Trees Officer and NCC Highways Officer. A summary of the feedback is provided below:

- Trees: Full tree/woodland edge /hedge and boundary tree information should be submitted in accordance with BS 5837:2012 by a bona fide Tree Consultant. The trees should inform the design layout and not vice versa, all potential conflicts between the proposed buildings and the trees should be designed out. The health, safety and longevity of the trees should not be compromised by a development.
- Highways: Highways would be unlikely to have any objections subject to a condition relating to construction management.
- Noise: In order for this section to make an informed comment the applicant should be requested to provide further information assessing the noise impact of the proposed infrastructure & plant on adjacent residential properties. The report should include, if appropriate, measures to be taken to mitigate excess noise impact.
- Landscape: An Arb Impact Assessment (AIA) will be required at full planning and it would help if any proposed removals are summarised in the AIA. At full planning, an informal Landscape and Visual Appraisal (LVA) to identify construction phase and residual impacts and inform mitigation measures, a hard landscape plan showing surfacing and boundary treatment, and a provision of a soft landscape plan should be provided at full planning.
- Ecology: The proposed enhancement measures are welcomed. For the avoidance of doubt, these measures need to be in addition to any avoidance, mitigation and compensation measures required in order to counteract impacts upon habitats, species and ecosystem resilience. It is important that this stepwise approach, otherwise referred to as 'the mitigation hierarchy' is applied rigorously in any EclA. The EclA should consider the impacts upon ecosystems, as well as habitats and species.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes

No

Reference:

Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
 The Agent

Title

Miss

First Name

Nia

Surname

Roberts

Declaration Date

01/08/2023

Declaration made

Agricultural Holding Certificate

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

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant
 The Agent

Title

Miss

First Name

Nia

Reference:

Surname

Roberts

Declaration Date

01/08/2023

Declaration made

Reference: