

APPLICATION DETAILS

No: 23/0878 Ward: **Tredegar Park And Marshfield**

Type: Full (Major)

Expiry Date: 1ST MARCH 2024

Applicant: **L NEVILLE WELSH GOVERNMENT ECONOMY, TREASURY AND CONSTITUTION GROUP BUSINESS AND REGIONS - PROPERTY INFRASTRUCTURE WELSH GOVERNMENT CATHAYS PARK CARDIFF**

Site: **Land To The South And East Of Celtic Way Celtic Lakes Newport South Wales**

Proposal: **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**

1. LATE REPRESENTATIONS

Drainage

- 1.1 Justification submitted addressing the Circular 008/2018 Drainage Hierarchy. Existing large combined sewer to the west not appropriate for a small connection serving 1no. toilet. Ground conditions do not allow for acceptable soakaways, therefore the use of a septic tank is not possible. Therefore, the only available option is the use of a cesspit which will be managed by National Grid.

Conditions

- 1.2 Since the publishing of the committee report, the agent has recommended alterations to the conditions as outlined in the report. These alterations relate to Condition 04 and 08.
- 1.3 The trigger point for Condition 04 is proposed to be altered from '*No works shall take place...*', to '*No works (other than vegetation clearance) shall take place...*'.
- 1.4 Also, in Condition 08 the agent requests that '*details of site clearance*' is removed from the Construction Environment Management Plan (CEMP) to be submitted. The reasoning for this is due to a two-stage vegetation clearance method statement was provided and that this forms part of the approved documents.

2. OFFICER RESPONSE TO LATE REPRESENTATIONS

- 2.1 With regard to the drainage circular response, it is accepted that the agent has suitably addressed the Circular 008/2018 thereby demonstrating that a connection to mains sewer is not feasible and that the ground conditions are not suitable for a septic tank.
- 2.2 In relation to the proposed amendments to the conditions, it is considered that these alterations would not undermine the aims of the conditions. Furthermore, details of the site vegetation clearance have been provided which allow for the Local Planning Authority to understand how this is to be carried out.

3. OFFICER RECOMMENDATION

- 3.1 Granted with amended conditions as below:
- 3.2 04 No works (other than vegetation clearance) shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of construction has been submitted to and approved in writing by the Council as Local Planning Authority.

The method statement shall include, but not be limited to:

- Entrance/exit from the site for visitors/contractors/deliveries
- Temporary works to facilitate access from highway
- Location of directional signage within the site

- Parking for contractors, site operatives and visitors
- Temporary roads/areas of hard standing
- Details of street sweeping/street cleansing/wheelwash facilities
- Hours of working
- Phasing of works including start/finish dates

For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway.

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers in accordance with Policies GP2 and GP4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

- 3.3 08 No development shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details

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

REASON: To ensure necessary management measures are agreed prior to construction and implemented for the protection of the environment in accordance with Policy GP5 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).