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.

1. Site Details

<table>
<thead>
<tr>
<th>Number</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Suffix</td>
<td></td>
</tr>
<tr>
<td>Property name</td>
<td>Land adjacent to the existing Tata Steelworks Service Lines</td>
</tr>
<tr>
<td>Address line 1</td>
<td></td>
</tr>
<tr>
<td>Address line 2</td>
<td></td>
</tr>
<tr>
<td>Town/city</td>
<td>Newport</td>
</tr>
<tr>
<td>Postcode</td>
<td></td>
</tr>
</tbody>
</table>

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

| Easting (x) | 335683 |
| Northing (y) | 187362 |

Description

Please see Site Location Plan (Drawing No. 367590-MMD-48-XX-DR-C-0001)

2. Applicant Details

<table>
<thead>
<tr>
<th>Title</th>
<th>Mr</th>
</tr>
</thead>
<tbody>
<tr>
<td>First name</td>
<td>Karl</td>
</tr>
<tr>
<td>Surname</td>
<td>Gilmore</td>
</tr>
<tr>
<td>Company name</td>
<td>Transport for Wales</td>
</tr>
<tr>
<td>Address line 1</td>
<td>South Gate House</td>
</tr>
<tr>
<td>Address line 2</td>
<td>Wood Street</td>
</tr>
<tr>
<td>Address line 3</td>
<td></td>
</tr>
<tr>
<td>Town/city</td>
<td>Cardiff</td>
</tr>
<tr>
<td>Country</td>
<td>United Kingdom</td>
</tr>
<tr>
<td>Postcode</td>
<td>CF10 1EW</td>
</tr>
</tbody>
</table>
2. Applicant Details

<table>
<thead>
<tr>
<th>Primary number</th>
<th>02921673434</th>
</tr>
</thead>
<tbody>
<tr>
<td>Secondary number</td>
<td></td>
</tr>
<tr>
<td>Email address</td>
<td><a href="mailto:contact@tfw.gov.wales">contact@tfw.gov.wales</a></td>
</tr>
</tbody>
</table>

Are you an agent acting on behalf of the applicant?  
☐ Yes  ☐ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the site area?  3.1 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

5. Description of the Proposal

Please describe the proposed development including any change of use

Planning Application seeking full planning permission for the construction of 1.6km of rail formation in connection with the stabling of trains including associated engineering and landscape works on land adjacent to the existing Tata Steelworks service lines in Newport, Wales

Has the work or change of use already started?  
☐ Yes  ☐ No

6. Existing Use

Please describe the current use of the site

Mixture of scrubland and woodland.

Is the site currently vacant?  
☐ Yes  ☐ No

Does the proposal involve any of the following?  
☐ Yes  ☐ No

- Land which is known or suspected to be contaminated for all or part of the site
- A proposed use that would be particularly vulnerable to the presence of contamination

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

7. 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):

Other type of material (e.g. guttering) Track and Surfacing

Description of existing materials and finishes (optional):

Description of proposed materials and finishes: Please see submitted drawings.
7. Materials
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
Please see suite of planning application drawings and details contained within the Design and Access Statement.

8. 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.

9. Vehicle Parking
Is vehicle parking relevant to this proposal?  
☐ Yes  ☐ No

10. 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
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'.

11. 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

<table>
<thead>
<tr>
<th>Type</th>
<th>Residential (number of units)</th>
<th>Non-residential (Area of land - hectares)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floodplain C1</td>
<td></td>
<td>3.1</td>
</tr>
</tbody>
</table>

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
How will surface water be disposed of?
☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake
12. 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?

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.

13. Foul Sewage

Please state how foul sewage is to be disposed of:
- [ ] Mains Sewer
- [ ] Septic Tank
- [x] Package Treatment plant
- [ ] Cess Pit
- [ ] Other
- [ ] Unknown

Other

N/A - Infrastructure

Are you proposing to connect to the existing drainage system?
- [ ] Yes
- [ ] No
- [ ] Unknown

14. 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

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?
- [ ] Yes
- [ ] No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?
- [ ] Yes
- [ ] No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
- [ ] Yes
- [ ] No
18. Employment
Will the proposed development require the employment of any staff?
- Yes
- No

19. Hours of Opening
Are Hours of Opening relevant to this proposal?
- Yes
- No

20. Industrial or Commercial Processes and Machinery
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:
- N/A

Is the proposal for a waste management development?
- Yes
- No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website.

21. Renewable and Low Carbon Energy
Does your proposal involve the installation of a standalone renewable or low-carbon energy development?
- Yes
- No

22. Hazardous Substances
Is any hazardous waste involved in the proposal?
- Yes
- No

23. Neighbour and Community Consultation
Have you consulted your neighbours or the local community about the proposal?
- Yes
- No

24. 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

25. 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:
- Mr

First name
- Geraint

Surname
- Roberts

Reference

Date (Must be pre-application submission)

Planning Portal Reference: PP-07323823
25. Pre-application Advice
Details of the pre-application advice received
Various discussion regarding the Llanwern Rail Facilities Programme.

26. 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

27. Ownership Certificates
I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before
the date of this application, 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 this application relates.

Owner/Agricultural Tenant
Person role
☐ The applicant
☐ The agent
Title
First name
Surname
Declaration date
☐ Declaration made

(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
First name
Surname
Declaration Date
☐ Declaration made

29. Declaration
I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best
of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☐

Planning Portal Reference: PP-07323823
29. Declaration

Date (cannot be pre-application)

Planning Portal Reference: PP-07323823