

REFERENCE:	26/0191
PROPOSAL:	SECURE COMPOUND AND THE INSTALLATION OF EXTERNAL PLANT AND EQUIPMENT TO CREATE A MODULAR DATA CENTRE TOGETHER WITH ASSOCIATED EQUIPMENT AND STRUCTURES, ENGINEERING OPERATIONS, STAFF ACCOMMODATION AND ASSOCIATED WORKS
SITE:	Liberty Steel Corporation Road Newport NP19 4XE
APPLICATION TYPE:	Outline
CASE OFFICER:	Geraint Roberts
RECOMMENDATION:	ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

Comments:

The site is currently vacant open ground, within the Liberty Steel complex. The data and power modules are shown at around 3m height although it is not clear whether this is the maximum height of the proposal. Fencing at 2.7m is proposed around the perimeter.

I have no objection to the land-use proposed however the level of detail submitted is minimal: there is **no proposed layout** and no site photos; no ecological or landscape mitigation or enhancement is proposed; visual impacts are not evidenced.

My concern at granting outline based on the limited information submitted is the introduction of a rectangular development site with no consideration at this stage of any landscape or ecological mitigation or enhancement input, or allowance for above ground SuDS.

- The PEA by ebs has no enhancement proposed.
- The Planning Statement fails to include LDP GP5 General Development Principles – Natural Environment : vi the proposal **includes an appropriate landscape scheme** which enhances the site and the wider context including green infrastructure and biodiversity networks.
- There is no GIS which is required for all planning application types.
- Planning Statement para 5.10 states ‘The development will not, therefore, have a material landscape or visual impact, and a Landscape and Visual Assessment is not necessary’. The DAS para 2.4 ‘..... the application site is not visible from outside of the site boundary’. Whilst this is likely to be correct, no site photos are provided to evidence this.

- There is no mention of SAB and the need for above ground SuDS to meet national standards for amenity and biodiversity. Assuming a SAB application is required, a joined up landscape-drainage plan would help to demonstrate sufficient space at suitable locations can be allocated for above ground SUDs to meet the Sustainable Drainage Regulations 2018 Standards 4 [Amenity] and 5 [Biodiversity].

I advise at this outline stage the following is provided to ensure the red line boundary can accommodate the built environment proposals **in addition to** a landscape scheme to meet GP5.

Recommendations at this stage:

1. Production of a strategic level landscape plan by an experienced landscape architect, which includes a review of visual amenity impacts and mitigation measures in addition to enhancement to meet policy GP5. The plan should evidence impact or no impact, and include photos looking out from the centre of the site in all key compass directions and along site boundaries.