

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 Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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

CWL12

Address Line 1

South Lake Drive, Imperial Park

Address Line 2

Town/city

Newport

Postcode

NP10 8BE

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

Easting (x)

328385

Northing (y)

184718

Description

Land East Of Celtic Technology Centres, Celtic Way, Celtic Lakes, Newport

Applicant Details

Name/Company

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

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Benjamin

Surname

Noutch

Company Name

AtkinsRealis Limited

Address

Address line 1

The Hub, Park Avenue

Address line 2

Aztec West

Address line 3

Almondsbury

Town/City

Bristol

Country

Postcode

BS324RZ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

S73 APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS), 7 (LANDSCAPING AND PLANTING SCHEME), 10 (NOISE ASSESSMENT) AND 11 (NOISE SURVEY) OF 20/0039 ERECTION OF 4NO. THREE-STOREY DATA CENTRE BUILDINGS COMPRISING B8 USE AND ANCILLARY B1 USE,
PROVISION OF EMERGENCY GENERATORS, SECURITY LODGE, HARD AND SOFT LANDSCAPING, INTERNAL ACCESS ROADS, CAR PARKING AND SUSTAINABLE DRAINAGE. AMENDMENTS INCLUDE CHANGES TO BUILDING FOOTPRINTS AND DESIGN, LOCATION OF GENERATORS, CHANGES TO DRAINAGE STRATEGY AND LANDSCAPING AND OTHER LAYOUT CHANGES

Reference number

25/0711

Date of decision (date must be pre-application submission)

31/10/2025

Please state the condition number(s) to which this application relates

Condition number(s)

10 Service Testing and Maintenance Plan,
16 External Lighting
20 Cycle Parking Details,
21 Electric Vehicle Charging,
22 Travel Plan,
23 Pedestrian Crossing and Footway

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

26/10/2023

Has the development been completed?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 10 - CWL12-BYES-XX-XX-PL-ME-000001 - CWL12 Service, Testing and Management Plan C02
Condition 16 - CWL12-BYES-SW-SI-DR-E-630100 - External Lighting Overall C03
Condition 16 - CWL12-BYES-SW-SI-DR-E-630101 - Lighting Layout C04
Condition 16 - CWL12-BYES-SW-SI-DR-E-630102 - Lighting Layout C04
Condition 16 - CWL12-BYES-XX-XX-TS-E-900012 CWL12 Lighting Column S5-C01
Condition 16 - 0400971167 DWG EX 01 Proposed External Lighting Layout
Condition 20 - CWL12-LAWA-SW-XX-DR-A-990001-Cycle_Shelter-S5-C03
Condition 21 - CWL12-LAWA-XX-XX-DR-A-990003-Electric_Vehicle_Charging-D7-C04
Condition 22 - CWL12-HYDR-XX-XX-RP-O-006001 Travel Plan (S5-C04)
Condition 23 - CWL12-HYDR-SW-XX-DR-C-900131 PEDESTRIAN CROSSING FACILITIES- S5_C03 (2)

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Benjamin Noutch

Date

04/06/2026