

Technical Note: CWL12-BYES-XX-XX-PL-ME-000001								
Project Ref.:	770004	Date:	28/01/2025	Issued By:	Ben Ridding	Rev	C02	
Project:	Vantage Data Centres CWL12							
Subject	Service, Testing and Management Plan							
1.0	Introduction: Newport City Council granted planning permission for 4 x three-storey hyperscale data centre known as Vantage CWL12 on land off North Lake Drive at Imperial Park, Newport, NP10 8BE. The original permission (20/0039) was granted planning permission in September 2020. On 26 October 2023, Newport City Council granted permission for the variation of conditions attached to the original permission. The variation (23/0549) includes Condition 10: Condition 10 requires the submission of details of the operators servicing, testing and management arrangements for approved stand-by generators and air handling units. The purpose of the condition is to ensure that the amenities of occupiers of other premises in the vicinity of the development are protected. Condition 09 States: Prior to the first beneficial use of the development, a stand-by generators Servicing, Testing and Management Plan (STM Plan) shall be submitted to and approved in writing by the Local Planning Authority. The STM Plan shall include the following restrictions: Any servicing, maintenance and testing of the stand-by generators shall be restricted to the hours of 09:00 to 17:00 Monday to Friday only and at no times on weekends, Bank or Public Holidays. No more than 2 cells shall be tested at the same time. The generators shall only be used outside the above mentioned times in case of an emergency (e.g. power failure). Servicing of the stand-by generators shall be carried out on a quarterly basis (calendar year) and shall not take place at the same time as, or overlapping with, any other testing. The individual generators shall be tested sequentially. "Black Building" testing, as referenced within the Atkins Acoustic report (Atkins July 2020 Project No. 5185749), shall be carried out no more than twice per year per cell. Each individual cell shall be tested sequentially. Testing shall not be carried out at the same time as, or overlapping with, any other testing mode. A record of all servicing, maintenance and testing shall be kept and maintained for a minimum period of 2 years. The records shall be made available to the Local Planning Authority on request. Detail steps which will be taken to rectify any failure of Air Handling Units, including timescales by which the units will be brought back into use. The steps detailed within the STM Plan shall ensure that Air Handling Units are brought back into use without unnecessary delay. Records shall be kept of any Air Handling Unit failures and the steps taken to bring the units back into use. Records shall be kept for a minimum of 2 years and be made available to the Local Planning Authority on request. Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with Policy GP2 and GP7 of the NLDP 2011-2026 (adopted January 2015)							

2.0	Standby Generators: Hours of operation Any servicing, maintenance and testing of the stand-by generators shall be restricted to the hours of 09:00 to 17:00 Monday to Friday only and at no times on weekends, Bank or Public Holidays. Testing arrangements Quarterly servicing Generator engines must be serviced four times per year in accordance with the recommendations from the supplier of the engines. This is made up of 2 x confidence testing per year and 2 x individual engine testing per year. After a generator engine is serviced, it must be test-run for a duration of up to 15 minutes. <table border="1" data-bbox="331 815 1385 1079"> <thead> <tr> <th data-bbox="331 815 865 875">Type of test/frequency</th><th data-bbox="865 815 1385 875">Indicative duration of test</th></tr> </thead> <tbody> <tr> <td data-bbox="331 875 865 978">Individual engines (confidence testing, 2 times per year)</td><td data-bbox="865 875 1385 978">15 minutes</td></tr> <tr> <td data-bbox="331 978 865 1079">Individual engines - (load bank testing, minimum once per year, up to 2 times)</td><td data-bbox="865 978 1385 1079">2 hours</td></tr> </tbody> </table> Each generator engine must be test-run individually, and must not be carried out at the same time as or overlapping with any other generator test-run. Black Building Test Black Building Tests simulate a mains failure and must be run once per year to prove the performance of the backup power supply system. Black Building Tests require a generator cell (a generator cell consists of 12 generator engines) are fired up and test-run for a duration of up to 30 minutes. Each generator cell must be test-run individually and must not be carried out at the same time as or overlapping with any other generator test-run. A Black Building Test must not occur on the same day that another Black Building Test has occurred at the site. Servicing and Testing Records Servicing and testing records for all generators must be recorded electronically and stored for a minimum of 2 years on the Vantage Sharepoint site for auditing purposes.	Type of test/frequency	Indicative duration of test	Individual engines (confidence testing, 2 times per year)	15 minutes	Individual engines - (load bank testing, minimum once per year, up to 2 times)	2 hours
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	Upon request from the local planning authority, Vantage can provide electronic copies of records.
3.0	Air Handling Units and Chillers: Inspections Vantage operatives will be trained to inspect and recognise HVAC faults. Vantage employs a local HVAC mechanical specialist to undertake routine inspections of air handling units and chillers. Repairs procedure Vantage operatives will be trained to recognise and report HVAC faults. Vantage has an aftercare agreement with a local HVAC mechanical specialist. The agreement includes a 24-hour, 4-hour emergency call out contract. The specialist contractor will attend site within 4-hours of an emergency call out to undertake an initial assessment of the fault and remedial actions. The steps and timescales for each step involved in rectifying a failure of an Air Handling Unit will depend on the specific fault and appropriate remedial action. However, the mechanical specialist that provides Vantage with specialist aftercare has a regional centre located in South Wales which will enable rapid deployment of specialists and parts. Following resolution of a HVAC fault, a lessons learned exercise will be carried out to identify opportunities to avoid recurrences and improve efficiency of repairs. Recording Electronic copies of all inspection and repairs records of air handling units will be stored for a minimum of 2 years on the Vantage Sharepoint site for auditing purposes. Upon request from the local planning authority, Vantage can provide electronic copies of records.