

Highway Response

Ref: 26/0586

Date: 14/08/26

PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 10 (SERVICE TESTING AND MAINTENANCE PLAN), 16 (EXTERNAL LIGHTING), 20 (CYCLE PARKING DETAILS), 21 (EV CHARGING), 22 (TRAVEL PLAN) AND 23 (PEDESTRIAN CROSSING AND FOOTWAY) OF 25/0711 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

SITE: Celtic Technology Centre Celtic Way Celtic Lakes Newport South Wales

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Highway recommendation:

10 (SERVICE TESTING AND MAINTENANCE PLAN): No comment.

16 (EXTERNAL LIGHTING): no comment.

20 (CYCLE PARKING DETAILS): Recommend No discharge.

21 (EV CHARGING): Recommend partial discharge.

22 (TRAVEL PLAN): defer to Active Travel Team

23 (PEDESTRIAN CROSSING AND FOOTWAY): Recommend discharge

Highway Comments:

20. The cycle parking is not fully enclosed and weatherproofed; therefore it is not suitable for long stay (staff) use.

21. The condition for the EV charging requires the equipment/spaces to be retained, therefore the condition can only be partially discharged.

22. The Active Travel Team should approve/not the Travel Plan.

23. Footway and crossings appear to have been provided as required.