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Grant Hawkins
Principal Planning Officer
Newport City Council
Civic Centre
Godfrey Road
Newport
NP20 4UR

5th June 2026

Dear Mr Hawkins

FORMER QUINN RADIATOR SITE, NEWPORT, DISCHARGE OF CONDITION 14

Further to the granting of planning permission (ref: 25/0379) on the 16th October 2025 for "S73 APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS), 3 (LANDSCAPING), 4 (LEMP), 15 (PARKING), 16 (CYCLE STORAGE DETAILS), 17 (FOUL DRAINAGE) AND TO REMOVE CONDITION 6 (DORMICE METHOD STATEMENT) OF 24/0006 DEMOLITION OF REMAINDER OF EXISTING PRINCIPAL BUILDING AND REMAINING STRUCTURES AND CONSTRUCTION OF NEW DATA CENTRE (USE CLASS B8) ACROSS TWO MAIN BUILDINGS PLUS ANCILLARY STRUCTURES ANDS OTHER ASSOCIATED WORKS. AMENDMENTS INCLUDE CHANGES TO LAYOUT AND LANDSCAPING TO ACCOMMODATE SAB REQUIREMENTS, AMENDMENTS AND ADDITIONS TO ADMIN AND DATA HALL BUILDINGS, DESIGN AND SPECIFICATION OF GENERATORS, REVISIONS TO EXTERNAL LIGHTING AND REVISED DETAILS OF ANCILLARY STRUCTURES INCLUDING NEW CONDITION FOR FUTURE PRIMARY SUBSTATION", on behalf of my client Microsoft, I write to provide you with the additional information to discharge condition 14.

Condition 14 requires the following:

"Prior to the first occupation of either building hereby approved, an Air Quality Management Plan (AQMP) will need to be submitted to and approved in writing by the Local Planning Authority. The AQMP will need to include, but not be limited to the following information;

- *Scenarios requiring the use of the AQMP o Details of scheduled testing of diesel generators sets and the protection of air quality and human health that will be achieved.*
- *Details of power outage event procedures and how these will protect air quality and human health.*
- *Actions to be followed during outage/testing periods including communication and surveillance.*
- *LPA approval must be sought where any additional diesel generators are sought and details of how this will maintain air quality and human health protection.*
- *Where real time air quality sensors will be deployed as part of the AQMP in keeping with other data centres.*

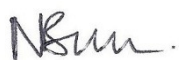
- *Details of supplementary mitigation such as secondary catalytic treatment and how they will be deployed.*
- *Detail of NO₂ levels that could occur during power outages or testing and what the human health symptoms associated with this may look like for purposes of emergency planning.*
- *Responsibilities*
- *Contacts including emergency notification, emergency scenarios, scripts and private access contacts.*

An annual monitoring report will need to be submitted the Local Planning Authority by no later than the 31st December for each year following commencement of first use, for a period of 5 years."

Please find enclosed the required Air Quality Management Plan to discharge the condition.

I trust the above is self-explanatory and we look forward to receiving notification that the application has been successfully registered and validated and then the material sufficient to discharge Condition 14.

Yours sincerely



Mrs N L Brock MRTPI
Partner

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