

Ein cyf/Our ref: CAS-281341-N4V9
Eich cyf/Your ref: 25/0379

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 21 July 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: 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

LLEOLIAD/LOCATION: Quinn Radiators Celtic Way Celtic Lakes Newport South Wales NP10 8FS

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 23 May 2025 and the additional information submitted on 17 June 2025.

We have no objection to the application and provide the following advice.

We note the application is specifically 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) approved under planning permission 24/0006 approved under planning permission 24/0006. We have no objection to the proposed variations.

However, as you are aware, when we were consulted on the original planning application, your reference 24/0006, we responded with concerns (our letter dated 26 June 2024, reference: CAS-257806-L9G0). In order to overcome our concerns, we requested that conditions were imposed in relation to Air Quality, and production of a Demolition and

Construction Environmental Management Plan and a Landscape Ecological Management Plan (LEMP). We note that conditions for a Construction Environmental Management Plan and a LEMP imposed under 24/0005 have already been discharged.

We have reviewed the amended LEMP, by ERM, V5, dated 24 April 2025 submitted in support of this application and raise no objection to it being listed as an approved plan on any permission granted for this variation.

We also continue to advise that the condition for an Air Quality Management Plan be imposed should your Authority be minded to grant permission for this variation.

We also offer the following advice in relation Air Quality and Flood Risk:

Air Quality

We have reviewed the Air Quality Technical Note, by ERM, dated 13 June 2025 submitted in support of the application. We note that the updated modelling has flagged some potential impacts to a range of protected sites in the area. However, only one is related to non-emergency testing scenarios and because the PEC is below 70% it screens out at this stage.

The only potential impacts to statutory designated sites come under the 72hr emergency operational scenario and this has been established as extremely unlikely (99.9999%). The argument is therefore due to the percentage chance of it happening the impacts themselves can be considered negligible as the risk is below 1% of the event happening.

The importance of including the air quality management plan condition remains because in the event of an emergency operation monitoring and cooperation with other data centres in the area will be paramount to avoiding/ mitigating potential impacts. It is also worth noting that in the cumulative assessment contributions from other data centres is acknowledged and the need for cooperation between the centres in Newport to stagger testing to ensure impacts are minimised should be sought through the air quality management plan condition.

Flood Risk

The planning application proposes less vulnerable development (new data centre). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 Sea.

We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.

Therefore, we have reviewed the Flood Consequences Assessment (FCA) undertaken by JBA, dated June 2025, reference IOT-JBAU-XX-XX-RP-Z-0001-S3-P04-Celtic_Way_FCA Version 4. Our advice to you is that the FCA satisfactorily demonstrates that the risks and consequences of flooding are manageable to an acceptable level. Further detail is provided below.

Although the FCA has not assessed the proposal using the full allowance for climate change i.e. using flood level data to 2100 (75 year lifetime of development), given the site's elevated topography and only a small part of the site (the southern edge) being within the flood map, we are satisfied that an additional 10 or 3 years allowance is very likely to still result in the site being flood free to 2100 in both the 0.5% and 0.1% plus an allowance for climate change flood events.

Other Matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

Advice for the Developer

If you propose to discharge into adjacent reën to act as an overflow from the ponds, then, in accordance with Section 23 of the Land Drainage Act 1991, the proposal may require a formal Land Drainage Consent from us. Further information, including application forms, is available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Claire McCorkindale

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.