



Local Planning Authority
Newport City Council
Civic Centre,
Godfrey Rd,
Newport
NP20 4UR

OUR REFERENCE:
100096692 - 5222744
CWL12

YOUR REFERENCE:
24/0957

Dear Sir/Madam

28 February 2025

Application under section 73 of the Town and Country Planning Act 1990 (as amended) to vary condition 1 (Approved Plans) of planning permission 23/0549.

Following advice from Newport City Council (NCC) Planning Department, Vantage Data Centers UK Limited (Vantage) has instructed AtkinsRéalis to submit a request to convert a live application for a non-material amendment (app. ref. 24/0957), made under section 96A of the Town and Country Planning Act 1990 (as amended), to an application for the variation of conditions of an existing planning permission, made under section 73 of the 1990 Act.

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The Live Application

Application 24/0957 is a live application. It was submitted to NCC on 25 November 2024. The live application sought approval to replace light grey coloured cladding panels with *Ephyra* coloured cladding panels on parts of the east facing façades of two buildings at Vantage's CWL12 data centre site. The proposed amendment is illustrated on drawings accompanying the live application as listed in column 2 of Table 1 below.

The live application sought to amend planning permission 23/0549, which is a permission granting the variation of conditions attached to planning permission 20/0039. 20/0039 grants consent for the construction of four three-storey data centre buildings and associated development at Imperial Park. The development is known as CWL12.

Planning permission 20/0039 was granted on 3 September 2020. Permission to vary conditions (23/0549) was granted on 26 October 2023. The project is under construction, being implemented in accordance with permission 23/0549.

NCC has advised Vantage that the proposed amendment sought by the live application is considered a material change, which cannot be approved via a non-material amendment application. NCC has advised Vantage to convert the live application to an application to vary condition 1 attached to the existing planning permission for the CWL12 development (23/0549).

The Revised Application

Following NCC's advice, a revised set of application documents is submitted to enable NCC to convert the live application from an application for a non-material amendment made under section 96A of the 1990 Act to an application to vary conditions made under section 73 of the 1990 Act.

The revised set of application documents comprises:

- S73 Cover Letter (this document)
- General Arrangement Building Elevations Sheet 1 CWL12-LAWA-ZZ-XX-DR-A-200401-S5-C06
- Data Centre General Arrangement Building Elevations Sheet 2 CWL12-LAWA-ZZ-XX-DR-A-200492-D7-P03
- S73 application forms

An additional application fee of £115 has been paid by BACS.

The revised application seeks approval to replace light grey coloured cladding panels on parts of the east facing façade of one building (referred to as building 12.2) at Vantage's CWL12 data centre site with brown coloured cladding panels. The revised application reverts to light grey coloured cladding panels on building 12.4, as per the existing permission.

Table 1 lists the drawings accompanying the revised application, and explains their relationship to the drawings accompanying the live application, and approved drawings secured under Condition 1 of the existing permission (23/0549).

Table 1

Drawings accompanying the revised application	Drawings accompanying the live application, to be superseded	Drawings approved under Condition 1 of 23/0549 to be superseded
General Arrangement Building Elevations Sheet 1 CWL12-LAWA-ZZ-XX-DR-A-200401-S5-C06	Data Centre General Arrangement Building Elevations Sheet 1 CWL12-LAWA-ZZ-XX-DR-A-200491-D7-P02	Proposed Elevations 5185749-ATK-XX-XX-DR-AR-0009A
Data Centre General Arrangement Building Elevations Sheet 2 CWL12-LAWA-ZZ-XX-DR-A-200492-D7-P02	Not applicable (drawing to be retained)	Proposed Elevations 5185749-ATK-XX-XX-DR-AR-0009B

The following sections of this covering letter consider the proposed amendment sought as part of this revised application.

Proposed Amendment to Cladding

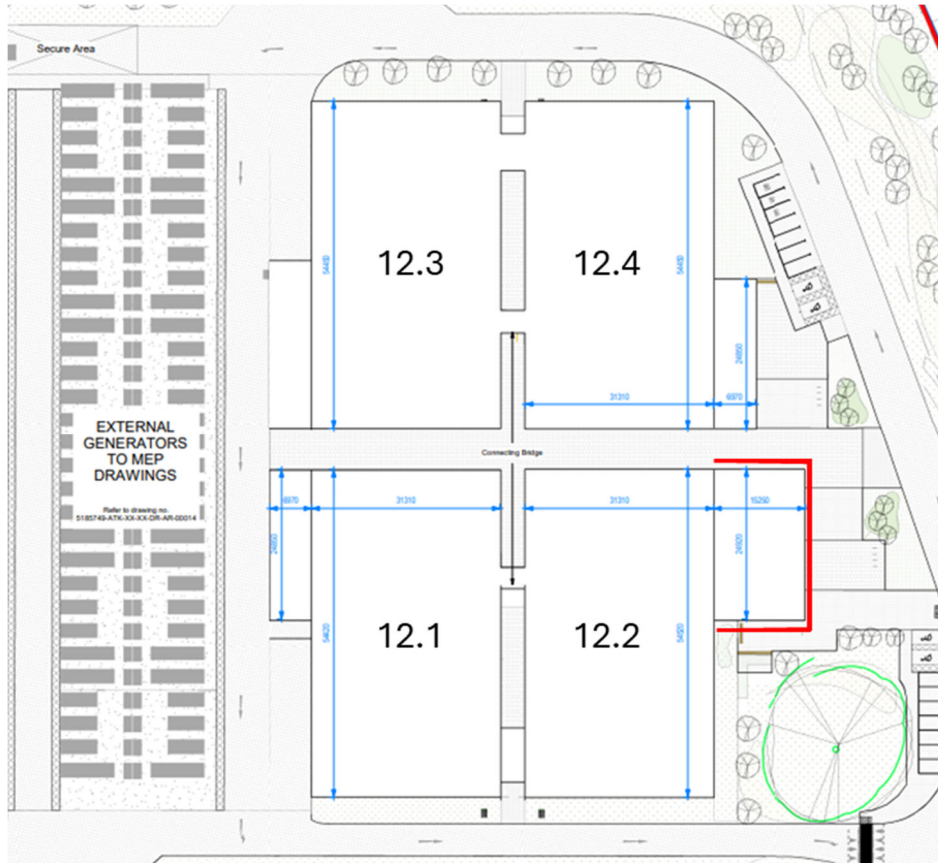
As Approved

The extant permission is for a proprietary coated-metal cladding system in *light grey* to all facades of the four data centre buildings, as indicated on drawing *Proposed Materials Section 5185749-ATK-XX-XX-DR-AR-0012* secured under Condition 1 of the permission. This drawing does not specify a RAL number or similar colour

identifier. The approved drawings *Proposed Elevations 5185749-ATK-XX-XX-DR-AR-0009A* and *0009B* secured under Condition 1 do not specify materials or colours.

As Proposed

Figure 1 – Extent of Proposed Cladding Colour Change



The submitted elevation drawings listed in column 1 of table 1 propose to retain the approved light grey cladding panels to all facades of buildings 12.1, 12.3 and 12.4. The submitted drawings specify a light grey cladding panel in colour Oyster (RAL 7035). The main elevations of building 12.2 will also be retained as approved. It is proposed to amend the colour of cladding panels on the parts of building 12.2 as indicated in red in Figure 1 and 2 from light grey to *Ephyra*.

This part of building 12.2 forms the principal façade of the CWL12 development, accommodating the main entrance and reception area at ground floor level and office space at first and second floor levels. The proposed colour *Ephyra* is presented in Figure 3 and shown on the submitted elevation drawings.

Ephyra steel cladding panels have already been installed on building 12.2.

Figure 2 – Extent of Cladding Colour Change to the Principal Elevation



Figure 2 - Ephyra



Appraisal

The effect of the consented scheme on the visual amenities of nearby occupiers and the character and appearance of the surrounding area is principally driven by the height, mass and modern industrial aesthetic of the data centre buildings.

The colour of external surface materials within the buildings' envelope was not a matter that drew attention or comment from community consultees, specialist stakeholders, planning officers or members of Planning Committee during the planning processes for the original planning application in 2020 or the variation of condition application in 2023.

As with the approved *light grey* cladding, the proposed change to the colour of cladding to part of building 12.2 will be in character with - and reflective of the appearance of - existing modern industrial developments within the surrounding area. The visual amenities of nearby occupiers will not be adversely or differently affected by a change in cladding colour from *light grey* to *Ephyra*.

The proposed amendment to the colour of cladding panels to a part of building 12.2 represents an improvement in architectural finish and design quality when compared with the approved design. It will introduce improved architectural and visual interest, and further establish the east-facing elevation of building 12.2 as the principal façade and the arrival point to CWL12. In this regard, the proposed change is considered to be in accordance with local policy GP6 Quality of Design.

The proposal to introduce a feature colour at the main entrance of CWL12 is similar in nature to the design of the nearby KLA facility which was granted by NCC in 2022.

The proposed amendment will not affect the visual amenities of nearby occupiers or detrimentally alter the character and appearance of the area in accordance with local policy GP2 General Amenity. The proposed change complies with the relevant policies of the Newport Local Development Plan 2011-2026 (January 2015).

No in-combination effects with previous amendments, including app. ref. 24/0589 would result in an unacceptable change.

Conclusion

Vantage Data Centers UK Limited seeks permission to amend the colour of steel cladding panels to a section of the east-facing façade of Building 12.2 at the CWL12 site.

Following advice from NCC, the proposed amendment is sought via section 73 of the Town and Country Planning Act 1990.

It is proposed to vary condition 1 of planning permission 23/0549. The revised application is accompanied by two elevation drawings which would supersede approved elevation drawings secured under Condition 1 of the permission, as detailed in Table 1 of this letter.

The proposed amendment accords with Development Plan policies and will introduce improved architectural and visual interest to the buildings' principal façade. It is not considered to result in any adverse impacts on the amenity, character or appearance of the surrounding area, nor is it considered to give rise to any materially new or different impacts from those identified in the existing planning permission.

Yours Sincerely

For and on behalf of AtkinsRéalis

Benjamin Noutch

Associate Planner