

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Celtic Technology Centre

Address Line 1

Celtic Way

Address Line 2

Imperial Park

Town/city

Newport

Postcode

NP10 8BE

Description of site location (must be completed if postcode is not known)

Easting (x)

328426

Northing (y)

184156

Description

The application site comprises 'the Development Site' and 'the Compensation Site'.

The Development Site is located within the Imperial Park industrial estate. It comprises the site of the electricity substation and linear site of buried electricity circuits. The substation forms an undeveloped area of grass and scrub to the immediate south of Imperial Park. It is an irregular shaped site, bound to the north and west by Dyffryn Lane, to the east by South Lake Drive and to the south by the recently consented and under construction NGED Substation. The Development Site is accessed off Dyffryn Lane via the Celtic Way roundabout.

The route of the buried electricity circuits extends through Imperial Park, following the carriageway of North Lake Drive northwards into the CWL12 site and southwards along a short section of South Lake Drive.

The Compensation Site forms a 3.65ha parcel of marginal grazed agricultural land and an access track to the public highway. It is located 400m north of the M4

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Lockwood

Company Name

Vantage Data Centers

Address

Address line 1

Celtic Technology Centre Celtic Way

Address line 2

Imperial Park

Address line 3

Town/City

Newport

Country

Postcode

NP10 8BE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

☒ Yes

☐ No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

CONSTRUCTION OF AN ELECTRICITY SUBSTATION COMPOUND COMPRISING TRANSFORMERS, SWITCHGEARS AND ELECTRICAL EQUIPMENT, SURFACE WATER DRAINAGE, MEANS OF ACCESS, LANDSCAPING, THE INSTALLATION OF BURIED ELECTRICITY TRANSMISSION CIRCUITS, CREATION OF A HABITAT COMPENSATION SITE AND ASSOCIATED WORKS.

Reference number

24/0747

Date of decision

02/04/2025

For the purpose of calculating fees, which of the following best describes the original application type?

☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage

☒ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Non-material variation to the wording Condition 2, as described in the covering letter accompanying the application.

Please state why you wish to make this amendment

Noise from transformers typically has tonal characteristics. A correction for tonality, in accordance with BS4142, was factored into the Noise Impact Assessment carried out for the development. The findings of the noise assessment are presented in Noise Impact Assessment 21/07/2023 AtkinsRéalis, which was submitted in support of the planning application for the substation. As tonality was considered as part of the noise assessment, and corrections applied, it is not necessary for the planning condition to include 'with no tonal element'.

Are you intending to substitute amended plans or drawings?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

21/04/2026

Details of the pre-application advice received

Informal agreement to the proposed condition variation being acceptable via a non-material amendment application.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Benjamin Noutch

Date

04/06/2026