



Newport City Council
Regeneration and Economic Development
Newport City Council
Civic Centre
Newport
NP20 4UR

OUR REFERENCE:

100097282

YOUR REFERENCE:

24/0747

planning@newport.gov.uk

Dear Sir/Madam

4 June 2026

Application under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to application reference 24/0747 at Imperial Park, Celtic Way, Newport, NP10 8BE.

AtkinsRéalis
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CF10 4BZ

AtkinsRéalis has been commissioned by Vantage Data Centers to submit an application for a non-material amendment (NMA) to planning permission 24/0747 for the construction of an electricity substation and associated development at Imperial Park, Celtic Way, Newport, NP10 8BE. The NMA is submitted to Newport City Council (NCC) as the relevant Local Planning Authority (LPA), and seeks a variation to Condition 2 of the permission.

Payment for the requisite fee of £242.00 plus service charge has been paid via the Planning Portal.

Background

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Application ref. 24/0747 was granted planning permission on 2nd April 2025 for the:

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.

This NMA seeks to amend the wording of Condition 2, which is currently worded as follows:

"Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142 2014, does not exceed a level of 5dB below the existing background level, with no tonal element to the plant."

Proposed Non material 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'. Therefore, it is proposed to amend condition 2 as follows:

"Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142 2014, including corrections for characteristics such as tonality, impulsivity and intermittency, does not exceed a level of 5dB below the existing background level, ~~with no tonal element to the plant.~~"

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015)".

Assessment

The proposed condition has been used by NCC in relation to application reference 25/0532 for the construction of a substation on land immediately adjacent to the application site, granted on 5th February 2026.

The proposed amendment would have no effect on the amenity of existing or future occupiers of adjacent sites. Noise emitted from the substation would be suitably controlled to avoid unacceptable noise impacts. In the context of the planning permission, the proposed amendment is considered non-material.

Conclusion

The amendments are considered appropriate to be dealt with under S96A as non-material amendments.

I trust the enclosed information is sufficient to allow the prompt registration of the application. However, should you have any queries or require additional information, please do not hesitate to contact me.

Yours faithfully

For and on behalf of AtkinsRéalis



Cara Douglas-Jones

Town Planner