



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

OUR REFERENCE:
100096692 - 5222744
CWL12

YOUR REFERENCE:
23/0549

Dear Sir/Madam

25 November 2024

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Application for a Non-Material Amendment to vary condition 1 (Approved Plans) of 23/0549 s73 application to vary conditions 1 (Approved Plans), 7 (Landscaping and Planting Scheme), 10 (Noise Assessment) and 11 (Noise Survey) of 20/0039 Erection of 4no. three-storey data centre buildings comprising B8 use and ancillary B1 use, provision of emergency generators, security lodge, hard and soft landscaping, internal access roads, car parking and sustainable drainage. Amendment seeks a change to the colour of cladding to the façade of data centre buildings

The Application

AtkinsRéalis is instructed by Vantage Data Centers Limited (Vantage), to submit an application for a non-material amendment (NMA) under s96 of the Town and Country Planning Act 1990 (as amended) to Newport City Council.

The application seeks to amend the planning permission (app. ref. 23/0549), which is a permission granting the variation of conditions attached to app. ref. 20/0039 for the construction of four three-storey data centre buildings and associated development at Imperial Park. The development is known as CWL12. Planning permission was granted for CWL12 on 3 September 2020 and the variation of conditions was granted on 26 October 2023. The project is under construction, being implemented in accordance with app. ref. 23/0549.

This application seek an amendment to the colour of cladding to parts of the east-facing façades of the two eastern-most data centre buildings (building 12.2 and building 12.4). The colour change has already been introduced to building 12.2. This element of the application is retrospective.

Table 1 presents the drawings submitted as part of this application and the corresponding drawings approved under Condition 2 which are to be superseded.

Table 1

Application Document	Approved Document to be superseded
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	Proposed Elevations 5185749-ATK-XX-XX-DR-AR-0009B

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.

The extant permission does not specify a RAL number or other similar naming convention.

As Proposed

The submitted elevation drawings specify a metal insulating sandwich panel cladding system to be finished in two colours, RAL 7035 Oyster (light grey) and *Ephyra*.

The east facing facades of the two eastern-most buildings form the data centre's principal façade, accommodating the main entrance and reception area at ground floor level and office space at first and second floor levels. It is proposed to amend the colour of the cladding to the central, full-height section of these elevations as shown in Figure 1 from *light grey* to *Ephyra*. *Ephyra* is illustrated in Figure 2 and shown on the submitted elevation drawings.

Panels to the east-facing façade of Building 12.2 has been installed as *Ephyra* already.

Figure 1 – Extent of Cladding Colour Change to the Principal Elevation

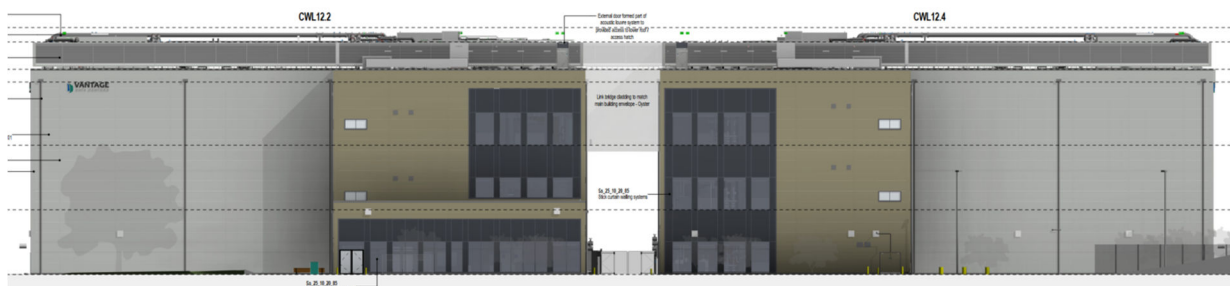


Figure 2 - Ephyra



All other facades to the four data centre buildings will be finished in a light grey as approved. The submitted elevation drawings specify RAL 7035 'Oyster'. This is not considered to constitute a change to the existing planning permission and is not considered further in the following appraisal.

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 in sections of the east-facing façades will be in character with - and reflective of the appearance of - existing industrial development 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 change is considered to be non-material when considered in the context of the overall consented scheme.

The proposed change in the colour of cladding to parts of the east-facing façades from *light grey* to *Ephyra* represents an improvement in the architectural finish and quality when compared with the approved design. It will introduce improved architectural and visual interest, and further establish the east-facing elevation as the principal façade and the arrival point to the development. In this regard, the proposed change is considered to be in accordance with local policy GP6 Quality of Design.

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 will result in a material change.

Conclusion

Vantage Data Centers seeks to amend the colour of cladding on sections of the east-facing facades of two of the four data centre buildings at the CWL12 site.

The proposed change is not thought to be material to the permission, and is sought via a non-material amendment application made under section 96 of the Town and Country Planning Act 1990 (as amended).

The application is accompanied by two elevation drawings which supersede the two elevation drawings secured under Condition 1 of the extant planning permission (app. ref. 23/0549), as described in Table 1 of this letter.

The proposed change will introduce improved architectural and visual interest to the buildings' principal façade, and is not considered to result in any adverse impacts on the amenity, character or appearance of the surrounding area.

The change is considered to give rise to no materially new or different environmental impacts from those identified in the existing planning permission, and complies with all relevant planning policies of the Development Plan.

The appraisal presented in this supporting statement demonstrates that the change should be treated as non-material.

Yours faithfully

For and on behalf of AtkinsRéalis

Benjamin Nutch

Associate Planner