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Grant Hawkins  
Senior Planning Officer  
Newport City Council  
Civic Centre  
Godfrey Road  
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NP20 4UR

21<sup>st</sup> January 2026

Dear Mr Hawkins

## **NON-MATERIAL AMENDMENT APPLICATION – CWL01 DEVELOPMENT (REF: 25/0379)**

On behalf of Microsoft I write seeking a Non-Material Amendment (NMA) under Section 96A of the Town and Country Planning Act 1990 in respect of the above mentioned permission.

Following further detailed design development and coordination with Microsoft and its contractors, permission is sought for a small number of minor design refinements which we consider do not materially affect the nature or impact of the approved scheme. These changes are summarised below:

### **1. Water Storage Containers**

- The width of the tanks have reduced but they are slightly taller,
- Addition of a roof structure to prevent contamination from rainwater and debris, and
- Tanks will be finished in Goosewing Grey, consistent with the industrial context.

No detailed drawings of these containers were submitted and approved but they are shown on the approved landscape sections.

Amended drawings:

- CWL01-02-L-P-02-P05 - SITE - LANDSCAPE SITE SECTIONS

### **2. E House Changes**

- The size and position of the E houses has changed slightly.

Amended drawings: • CWL01-02-A-P-117 P02 Transformer E House (replaces CWL01-02-A-P-117 P01 Transformer E House)

The masterplan drawings listed below also show the changes at a site wide scale.

### **3. Car Park Security Enhancements**

- Omission of bollards surrounding the E-Houses and replacement with a security fence (1.8m–2.4m high) with two double swing gates for vehicles and one single gate for personnel.

- Revised car parking layout resulting in the removal of 4 spaces and reprovion in the immediate vicinity — no net change in total parking provision.

Amended drawings:

- CWL01-A-B-11-0 Rev E - SITE - PROPOSED MASTERPLAN (replaces CWL01-02-A-P-07- P07 SITE PROPOSED MASTERPLAN)
- CWL01-L-B-01-0 Rev E - SITE - LANDSCAPE MATERIALISATION (replaces CWL01-02-L-P-01-SITE - Landscape Materialisation Plan Rev P08)
- CWL01-L-B-02-0 Rev E - SITE - FENCING PLAN

#### **4. Condition 11 of permission 24/0006 – External Materials**

You will recall that condition 11 of permission 24/0006 (application ref.25/0828) was discharged by notice dated 3<sup>rd</sup> December 2025. Due to the timing of the condition discharge and the subsequent approval of the s.73 permission (ref 25/0379) the condition has not been discharged in respect of the more recent consent. Can you please confirm that condition 9 of permission ref. 25/0379 in respect of materials has been discharged.

I trust these minor changes can be accepted as a non material amendment, however please do not hesitate to contact me if you require any clarifications.

**Yours sincerely**



**Mrs N L Brock MRTPI**  
**Partner**

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