

Newport City Council

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

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www.newport.gov.uk



Application for Removal or Variation of a Condition following Grant of Planning Permission

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Daniel

Surname

Ruffe

Company Name

Vantage Data Centers

Address

Address line 1

Celtic Technology Centre Celtic Way

Address line 2

Celtic Lakes

Address line 3

Newport

Town/City

Newport

Country

United Kingdom

Postcode

NP10 8BE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

First name

Avi

Surname

Fishburn

Company Name

AtkinsRealis

Address

Address line 1

Nova North

Address line 2

11 Bressenden Place

Address line 3

Town/City

London

Country

United Kingdom

Postcode

SW1E 5BY

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Application under section 73 of the Town and Country Planning Act 1990 (as amended) to vary conditions 1, 4 and 8 of planning permission 23/0549, S73 application to vary conditions 1 (approved plans), 7 (Landscaping and Planting Scheme), 10 (Noise Assessments) 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.

Reference number

23/0549

Date of decision (date must be pre-application submission)

26/10/2023

Please state the condition number(s) to which this application relates

Condition number(s)

1, 4 and 8

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/07/2024

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

To reflect design changes as described in the Planning Statement.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Refer to Planning Statement.

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

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes
- ☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes
- ☐ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED ***** House name: Number: Suffix: Address line 1: Highways Department, Address Line 2: Civic Centre, Town/City: Newport, South Wales Postcode: NP20 4UR Date notice served (DD/MM/YYYY): 05/08/2025 Person Family Name:

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

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First Name

Avi

Surname

Fishburn

Declaration Date

05/08/2025

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

Avi

Surname

Fishburn

Declaration Date

05/08/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Avi Fishburn

Date

07/08/2025