

Notice of Decision

Revision 04



J Ellis
Carter Jonas
St Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0379**

Application Type: **Renewals and Variation of Conditions**

Proposal: **S73 APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS), 3 (LANDSCAPING), 4 (LEMP), 15 (PARKING), 16 (CYCLE STORAGE DETAILS), 17 (FOUL DRAINAGE) AND TO REMOVE CONDITION 6 (DORMICE METHOD STATEMENT) OF 24/0006 DEMOLITION OF REMAINDER OF EXISTING PRINCIPAL BUILDING AND REMAINING STRUCTURES AND CONSTRUCTION OF NEW DATA CENTRE (USE CLASS B8) ACROSS TWO MAIN BUILDINGS PLUS ANCILLARY STRUCTURES ANDS OTHER ASSOCIATED WORKS. AMENDMENTS INCLUDE CHANGES TO LAYOUT AND LANDSCAPING TO ACCOMMODATE SAB REQUIREMENTS, AMENDMENTS AND ADDITIONS TO ADMIN AND DATA HALL BUILDINGS, DESIGN AND SPECIFICATION OF GENERATORS, REVISIONS TO EXTERNAL LIGHTING AND REVISED DETAILS OF ANCILLARY STRUCTURES INCLUDING NEW CONDITION FOR FUTURE PRIMARY SUBSTATION**

Site/Location: **Quinn Radiators, Celtic Way, Celtic Lakes, Newport, South Wales, NP10 8FS**

Decision Date: **16th October 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 16th June 2025. The application has been:-

Granted with Conditions

ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL

1. Approved Plans and Documents

The development shall be implemented in accordance with the following plans and documents:

24/0006:

Drawing No. CWL01-02-L-P-14 - BIKE PARKING, SMOKE LOUNGE DETAILS Rev P03;
Drawing No. CWL01-02-A-P-03 - SITE - DEMOLITION PLAN;
Drawing No. CWL01-02-A-P-401 - CWL 01 - PROPOSED SECTIONS;
Drawing No. CWL01-02-A-P-112 - UMS E-HOUSE;
Drawing No. CWL01-02-A-P-113 - GUARD HOUSE;
Drawing No. CWL01-02-A-P-116 - SUBSTATION;
Drawing No. CWL01-02-A-P-117 - TRANSFORMER E-HOUSE;
Drawing No. CWL01-02-A-P-402 - CWL 02 - PROPOSED SECTIONS;
Drawing No. CWL01-02-L-P-10 - GATE DETAILS;
Drawing No. CWL01-02-L-P-12 - FENCE DETAILS;

Drawing No. CWL01-02-L-P-13 - FENCE DETAILS;
Drawing No. C1023.004.2 - Traffic Management Plan (Internal);
Drawing No. 1575-TPP-003-C - Tree Protection Plan
Written Scheme of Investigation & Archaeological Watching Brief (Feb 2024) V 1.0;
2207118-PIN-XX-XX-RP-C-0003 Transport Statement Version 7;
Green Infrastructure Statement;
Demolition Phase Environment Management Plan;
Arboricultural Impact Assessment;
Biodiversity Net Gain Report; Ecology Impact Assessment (October 2023);

25/0379:

CWL01-02-A-P-07- Site Proposed Masterplan Rev P07
CWL01-02-L-P-15-SITE - Typical Softscape Details Rev P05
CWL01-02-L-P-05-SITE - Landscape Planting Plan Rev P08
CWL01-02-L-P-04-SITE - Landscape Proposed Tree Plan Rev P08
CWL01-02-L-P-03-SITE - Landscape Tree Removal Plan Rev P07
CWL01-02-L-P-02-SITE - Landscape Site Section Rev P04
CWL01-02-L-P-01-SITE - Landscape Materialisation Plan Rev P08
CWL01-02-L-P-16-SITE - Planting Schedule Rev P08
Landscape and Ecological Management Plan V5.0
CWL01-A-P-302 - CWL 01 - Proposed Admin - Elevations Rev P04
CWL01-A-P-301 - CWL 01 - Proposed Building Elevations - Overall Rev P04
CWL01-A-P-102 - CWL01 - Proposed Roof GA Plan Rev P03
CWL01-A-P-101 - CWL01 - Proposed Level 01 GA Plan Rev P03
CWL02-A-P-304 - CWL 02 - Proposed Admin - Elevations Rev P04
CWL02-A-P-303 - CWL 02 - Proposed Buildings Elevations - Overall Rev P04
CWL02-A-P-104 - CWL 02 - Proposed Roof GA Plan Rev P03
CWL02-A-P-103 - CWL 02 - Proposed Level 01 GA Plan Rev P03
CWL01-C-D-01-0-E-Combined Drainage - Overall Site Plan Rev E
CWL01-02-E-P-01 - Electrical Overall Lighting Plan Rev P03
CWL01-02-A-P-116 - Substation Rev P02
CWL01-02-A-P-114 - Water Treatment Building REV P03
CWL01-02-A-P-111 - External Plant Room Rev P03
CWL01-02-A-P-110 - Sprinkler Tank and Pump House Rev P03
CWL01-XCRW-D-75-P01 - Falco Bin Store Planning
CWL01-XCRW-SS-69-0 - Technical Submittal (Bin Store Mesh Walls)
Flood Consequence Assessment V4 (Received 16.06.2025)
Air Quality Assessment V4 (Received 16.06.2025)
Noise and Vibration Assessment Rev 01 (Received 16.06.2025)

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based

26/0077 – Non Material Amendment approved on 25th February 2026 by Newport City Council.
26/0485 – Non Material Amendment approved on 29th July 2026 by Newport City Council.

2. Pre- commencement conditions

Construction Environment Management Plan

The development hereby approved shall be carried out in full accordance with the Construction Environment Management Plan (CEMP) as approved under planning application reference 24/0909. The approved CEMP shall be implemented and adhered to at all times throughout the construction period until completion of the development.

Reason: To ensure necessary management measures are agreed and implemented for the protection of the environment during demolition and construction in accordance with Policy SP4 and GP5 of the NLDP 2011-2026 (adopted January 2015).

3. Scheme of Soft Landscaping

The scheme of soft landscaping hereby approved shall be undertaken in accordance with a phased implementation plan that has firstly been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in line with the approved phasing and in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter the trees, hedges, grasses and shrubs shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:

a) A short report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council immediately following the completion of the landscape scheme and showing the site before and after planting, seeding, fencing has been undertaken, and to confirm this is all in line with the approved documents e.g. plant species, plant size, planting operations etc; and

b) A report with photo evidence by the landscape consultant to be submitted to Newport City Council by 31st July for year 2 and 5 of the five-year establishment period (and thereafter approved in writing by the Local Planning Authority) summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements.

For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme and green infrastructure in the interests of visual amenity, ecological enhancement and placemaking having regard to policies GP2, GP5 and GP6 of the NLDP

4. Landscape and Ecological Management Plan

The development shall be carried out in full accordance with the provision, management and maintenance measures listed in the Landscape and Ecological Management Plan hereby approved. The LEMP shall be carried out in accordance with the approved details.

Reason: To ensure necessary landscape and environmental management measures are agreed prior to commencement of development and implemented to ensure the site's landscape and environmental features are adequately managed long term in accordance with LDP policy GP5.

5. Written Scheme of Investigation for Archaeological Watching Brief

The approved development shall not take place until implementation of a programme of archaeological work in accordance with that outlined in "Report No. 0657169 - Written Scheme of Investigation for geoarchaeological and archaeological watching brief"

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the resource, in accordance with Policy CE6 of the NLDP 2011-2026 (adopted January 2015).

6. No Penetrative Ground Methods

The development shall take place in accordance with the approved piling/foundation details approved under planning application 24/0877.

Reason: To ensure there is no unacceptable risk to groundwater during construction in accordance with Policy GP3 of the NLDP 2011-2026 (adopted January 2015).

7. Root Protection Barrier Fencing

No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, forming of site compound and operations involving the use of motorised vehicles or construction machinery) shall commence on site until Tree Protection Fencing has been installed in accordance with "Drawing No. 1575-TTP-003-C - Tree Protection Plan".

No excavation for services, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the Root Protection Area. The fencing shall be retained for the full duration of the development and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To protect important landscape features within the site in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8. Arboricultural Watching Brief

The development hereby approved shall be carried out in full accordance with the Arboricultural Watching Brief as approved under planning application reference 24/0877, and this shall be adhered to throughout the entire duration of the development works.

Reason: To protect important landscape features within the site in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

9. Pre - construction conditions

External Materials

The external materials of the buildings hereby approved shall be constructed in accordance with the details approved through the below listed planning applications, and retained thereafter;

1. 25/0089;
2. 25/0311;
3. 25/0390;
4. 25/0616.

In the event any additional external materials are required, then these shall firstly be submitted to and approved in writing by the Local Planning Authority prior to their installation. Following installation, the approved details shall be retained thereafter.

Reason: To ensure the development is carried out in an acceptable manner in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

10. Future Primary Substation Details

Prior to the construction of the future primary substation, full details including dimensions, height, design and appearance shall be submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved details and retained in that state thereafter.

Reason: To ensure the development is carried out in an acceptable manner in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

25/1016 – Partial Discharge of Condition approved on 12th January 2026 by Newport City Council.

11. External Lighting Details

Notwithstanding the lighting details hereby approved, prior to the installation of external lighting for the CWL02 building and the

Water Treatment Building details shall firstly be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details and be retained thereafter.

Reason: To ensure external light of the development is carried out in an acceptable manner in accordance with Policy GP2 and GP5 of the NLDP 2011-2026 (adopted January 2015).

12. Pre-occupation conditions

Travel Plan

Prior to the first use of the development hereby approved, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include, but not be limited to, outlining the measures that will be put in place to encourage a modal shift from private vehicles. The approved plan shall be completed in accordance with the approved details.

Reason: In the interest of promoting sustainable development and active travel, in accordance with Policy SP1 and GP4 of the NLDP 2011-2026 (adopted January 2015).

13. Generators

The generators approved as part of this scheme shall only be used in case of an emergency (e.g. power failure) and in accordance with the details as to be agreed by Condition 14 of this permission.

Reason: In the interests of preserving air quality within the local environment in accordance with Policy SP1, GP2 and GP7 of the NLDP 2011-2026 (adopted January 2015).

14. Air Quality Management Plan

Prior to the first occupation of either building hereby approved, an Air Quality Management Plan (AQMP) will need to be submitted to and approved in writing by the Local Planning Authority. The AQMP will need to include, but not be limited to the following information;

- o Scenarios requiring the use of the AQMP
- o Details of scheduled testing of diesel generators sets and the protection of air quality and human health that will be achieved.
- o Details of power outage event procedures and how these will protect air quality and human health.
- o Actions to be followed during outage/testing periods including communication and surveillance.
- o LPA approval must be sought where any additional diesel generators are sought and details of how this will maintain air quality and human health protection.
- o Where real time air quality sensors will be deployed as part of the AQMP in keeping with other data centres.
- o Details of supplementary mitigation such as secondary catalytic treatment and how they will be deployed.
- o Detail of NO2 levels that could occur during power outages or testing and what the human health symptoms associated with this may look like for purposes of emergency planning.
- o Responsibilities
- o Contacts including emergency notification, emergency scenarios, scripts and private access contacts.

An annual monitoring report will need to be submitted the Local Planning Authority by no later than the 31st December for each year following commencement of first use, for a period of 5 years.

Reason: In the interests of preserving air quality within the local environment in accordance with Policy SP1, GP2 and GP7 of the NLDP 2011-2026 (adopted January 2015).

26/0448 – partially discharged by Newport City Council

15. Parking Provision

Prior to the occupation of either building hereby approved, the associated parking (including provision of Electric Vehicle Charging Points) as per the approved document "Drawing No. CWL01-02-A-P-07- Site Proposed Masterplan" shall be provided and thereafter retained available for use at all times.

Reason: In the interests of adequate parking provision and matters of highway safety in accordance with Policy GP4 and T4 of the NLDP 2011-2026 (adopted January 2015).

16. Cycle Store Provision

Prior to the occupation of either building hereby approved, the associated cycle stores as per the approved documents "Drawing No. CWL01-02-A-P-07- Site Proposed Masterplan" and "Drawing No. CWL01-02-L-P-14 - Bike Parking, Smoke Lounge Details" shall be provided and thereafter retained available for use at all times.

Reason: In the interests of promoting sustainable travel in accordance with Policy SP1 and GP4 of the NLDP 2011-2026 (adopted January 2015).

17. Foul Drainage Provision

Prior to the occupation of either building hereby approved, the associated foul drainage shall be provided in accordance with the details shown as per approved documents "CWL01-C-D-01-0-E-Combined Drainage - Overall Site Plan" and "CWL02-C-D-01-0-C - Combined Drainage - Overall Site Plan" and shall be retained thereafter.

Reason: To protect public health and safety and ensure no pollution of or detriment to the environment in accordance with Policy GP2 and GP3 of the NLDP 2011-2026 (adopted January 2015).

18. **Refuse Store Provision**
Prior to the occupation of either building, the associated bin/refuse stores as per the approved documents "Drawing No. CWL01-02-A-P-07- Site Proposed Masterplan", "Drawing No. CWL01-XCRW-D-75-P01 - Falco Bin Store Planning" and "Drawing No. CWL01-XCRW-SS-69-0 - Technical Submittal (Bin Store Mesh Walls)" shall be provided and thereafter retained available for use at all times.

Reason: In the interests of adequate waste provision in accordance with Policy W3 of the NLDP 2011-2026 (adopted January 2015).
19. **General conditions**

Restriction of Use Class
Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any Order revoking or re-enacting that Order, the proposed development shall be used for the B8 Data Centre (with associated administrative offices) only and for no other purpose, including any purpose in Class B8 or any permitted change of use of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provisions equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: The application has been assessed on the basis that the development is Class B8 - Data Centre only and to protect from permitted changes to alternative uses that could potentially harm neighbouring amenity, parking and highway safety in accordance with Policies GP2, GP4 and T4 of the NLDP 2011-2026 (adopted January 2015).
20. **Noise Assessment**
The development shall be undertaken in accordance with the details provided in the Noise Assessment (0657169 - Noise and Vibration Assessment Rev 01 Received 16 June 2025).

Reason: To ensure local amenity is preserved in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).
21. **Site Demolition**
The demolition of the site shall take place in full compliance with the details contained within the approved Demolition Environment Management Plan at all times.

Reason: In the interests of protecting surrounding amenity in accordance with Policy GP2 and GP7 of the NLDP 2011-2026 (adopted January 2015).
22. **Ecological Mitigation**
The development shall take place in accordance with the mitigation measures as set out within Chapter 5 of the Ecology Impact Assessment (October 2023) at all times.

Reason: In the interests of protecting biodiversity in accordance with Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

1. This decision relates to plan Nos: CWL01-02-A-P-01 - Site Location Plan; Covering Letter (16.05.2025); CWL01&02 - Dormice Memo; Ecology/BNG Update (24/04/2025)
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP2, SP3, SP4, SP9, SP13, SP17, SP18, GP1, GP2, GP3, GP4, GP5, GP6, GP7, CE1, CE6, CE8, T4, T5, W3 were relevant to the determination of this application.

3. As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

Signed on behalf of the Council



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

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 25/0379

Decision Date: 16th October 2025

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).