

Delegated Decision Report

Application No:	25/0390	Statutory Period Expires:	17th July 2025
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Site:	<i>Quinn Radiators Celtic Way Celtic Lakes Newport South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 11(MATERIALS) OF 24/0006 DEMOLITION OF REMINDER OF EXISTING PRINCIPAL BUILDING AND REMAINING STRUCTURES OF NEW DATA CENTRE (USE CLASS B8) ACROSS TWO MAIN BUILDINGS PLUS ANCILLARY STRUCTURES AND OTHER ASSOCIATED WORKS</i>		
Applicant:	<i>Microsoft</i>		
Type:	Discharge Conditions	Ward:	Tredegar Park And Marshfield
Decision:	APPROVED		

1. BACKGROUND

- 1.1 Condition 11 (External Materials) was previously partially discharged by Newport City Council on 13th March 2025 and 19th June 2025. These applications approved details of some, but not all of, the external materials to be used on the approved data centres.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is the Former Quinn Radiators site, Celtic Way in the Tredegar Park and Marshfield ward.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application is for the partial discharge of Condition 11 (Materials) of planning permission 24/006 for the development of a new Data Centre at the site.
- 3.2 The following external material has been submitted for consideration within this submission and relates to building CWL01;
- CWL01-02-A-P-01 - Site Location Plan
CWL01 XCRW SS 74 0 GEN A – Bitumen Walkway
CWL01 – A – D – 05- 0 – Roof Plan GA Plan Rev A.
- 3.3 The applicant has advised that following previous approval of the material for the roof walkway, under application reference 25/0089 there were warranty concerns and this has now been replaced with the above bitumen material.
- 3.4 This application did initially include consideration of materials for the refuse storage enclosure, however this has been removed from consideration.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0006	DEMOLITION OF REMAINDER OF EXISTING PRINCIPAL BUILDING AND REMAINING STRUCTURES AND CONSTRUCTION OF NEW DATACENTRE (USE CLASS B8) ACROSS TWO MAIN BUILDINGS PLUS ANCILLARY STRUCTURES ANDS OTHER ASSOCIATED WORKS	GC (S106 Legal Agreement)	03.07.2024
24/0877	PARTIAL DISCHARGE OF CONDITION 7 (PILING / FOUNDATION DESIGNS) AND 9 (APPOINTED ARBORICULTURALIST) RELATING TO PLANNING PERMISSION 24/0006 FOR THE DEMOLITION OF REMAINDER OF EXISTING PRINCIPAL	APPROVED	19.12.2024

	BUILDING AND REMAINING STRUCTURES AND CONSTRUCTION OF NEW DATACENTRE (USE CLASS B8) ACROSS TWO MAIN BUILDINGS PLUS ANCILLARY STRUCTURES ANDS OTHER ASSOCIATED WORKS		
24/0888	PARTIAL DISCHARGE OF CONDITION 4 (LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN) OF 24/0006 DEMOLITION OF REMAINDER OF EXISTING PRINCIPAL BUILDING AND REMAINING STRUCTURES AND CONSTRUCTION OF NEW DATACENTRE (USE CLASS B8) ACROSS TWO MAIN BUILDINGS PLUS ANCILLARY STRUCTURES ANDS OTHER ASSOCIATED WORKS	APPROVED	19.12.2024
24/0909	PARTIAL DISCHARGE OF CONDITION 2 (CEMP) OF 24/0006 DEMOLITION OF REMAINDER OF EXISTING PRINCIPAL BUILDING AND REMAINING STRUCTURES AND CONSTRUCTION OF NEW DATACENTRE (USE CLASS B8) ACROSS TWO MAIN BUILDINGS PLUS ANCILLARY STRUCTURES AND OTHER ASSOCIATED WORKS	APPROVED	19.12.2024
25/0089	PARTIAL DISCHARGE OF CONDITION 11 (MATERIALS) 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	APPROVED	13.03.2025
25/0311	PARTIAL DISCHARGE OF CONDITION 11 (EXTERNAL MATERIALS) 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	APPROVED	19.06.2025

5. PLANNING POLICY

5.1 None.

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 Condition 11 (Materials) states;

Prior to the construction of the building's façade, final details/samples of materials and finishes to be used on the external surfaces of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.

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).

8.2 Within the submission, a technical submittal and also a photograph/image of the bitumen roof walkway material has been provided. The location of the bitumen walkways have been shown on the roof plan of the building and will be located behind the parapet walls so will not be visible.

8.3 The proposed details are considered acceptable to partially discharge the condition in relation to this external material.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The submitted external material for the bitumen walkways is acceptable and the condition can be partially discharged in so far as it relates to the material sought.

10.2 All other external materials that are required and are not included within this submission will require separate approval.

10.3 The application is approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: CWL01-02-A-P-01 - Site Location Plan; CWL01 XCRW SS 74 0 GEN A – Bitumen Walkway; CWL01 – A – D – 05- 0 – Roof Plan GA Plan Rev A.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.