

St Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

T:0117 922 1222

Your ref:
Our ref: J0046228

PAC Submission

6th November 2023

Dear All,

PLANNING APPLICATION, PAC SUBMISSION

FORMER QUINN RADIATOR SITE, NEWPORT

On behalf of our client, Microsoft, a PAC submission has been made public for the for the development of the Former Quinn Radiators site, Celtic Way, Newport ('the site' / 'application site').

The proposals are for the demolition of existing principal building and remaining structures and construction of new hyperscale data centre (Use Class B8) across two main buildings plus ancillary structures and other associated works.

You may inspect copies of the proposed application, plans and other supporting documents online at: <https://imperialparkconsultation.co.uk/> - all information on how to make representations is contained within the site notices also uploaded to this website.

Together with this covering letter, the following documents have been submitted electronically on the website above ahead of formal submission of an application in due course.

Drawings

- Site Location Plan (CWL01 A-P-01 P02)
- Existing Site Plan (CWL01 A-P-02 P02)
- Demolition Plan (CWL01 A-P-03 P02)
- Demolition Existing Photos (CWL01 A-P-04 P02)
- Existing Permeability Plan (CWL01 A-P-05 P02)
- Proposed Permeability Plan (CWL01 A-P-06 P02)
- Proposed Masterplan (CWL01 A-P-07 P02)

- Existing Level 01 GA Plan (CWL01 A-P-11 P02)
- Existing Level 02 GA Plan (CWL01 A-P-12 P02)
- Existing Roof GA Plan (CWL01 A-P-13 P02)
- Existing Elevations (CWL01 A-P-14 P02)
- Demolition Level 01 GA Plan (CWL01 A-P-21 P02)
- Demolition Level 02 GA Plan (CWL01 A-P-22 P02)
- Demolition Roof GA Plan (CWL01 A-P-23 P02)
- Demolition Elevations (CWL01 A-P-24 P02)
- CWL01 Proposed Level 01 GA Plan (CWL01 A-P-101 P02)
- CWL01 Proposed Roof GA Plan (CWL01 A-P-102 P02)
- CWL02 Proposed Level 01 GA Plan (CWL02 A-P-103 P02)
- CWL02 Proposed Roof GA Plan (CWL02 A-P-104 P02)
- Sprinkler Tank & Pump House (CWL01 A-P-110 P02)
- External Plant Room (CWL01 A-P-111 P02)
- UMS – E-House (CWL01 A-P-112 P02)
- Guard House (CWL01 A-P-113 P02)
- Water Treatment Building (CWL01 A-P-114 P02)
- Site – Bin Store (CWL01 A-P-115 P02)
- Substation (CWL01 A-P-116 P01)
- Transformer EHouses (CWL01 A-P-117 P01)
- CWL01 Proposed Building Elevations Overall (CWL01 A-P-301 P02)
- CWL01 Proposed Admin Elevations (CWL01 A-P-302 P02)
- CWL02 Proposed Building Elevations Overall (CWL02 A-P-303 P02)
- CWL02 Proposed Admin Elevations (CWL02 A-P-304 P02)
- CWL01 – Proposed Sections (CWL01 A-P-401 P02)
- CWL02 – Proposed Sections (CWL01 A-P-402 P02)
- Site – Landscape Materialisation Plan (CWL01 L-P-01 P02)
- Site – Landscape Section (CWL01 L-P-02 P02)

- Site – Landscape Tree Removal Plan (CWL01 L-P-03 P02)
- Site – Landscape Proposed Tree Plan (CWL01 L-P-04 P02)
- Site – Landscape Planting Plan (CWL01 L-P-05 P02)
- Site – Gate Details (CWL01 L-P-10 P01)
- Site – Barrier Details (CWL01 L-P-11 P01)
- Site – Fence Details (CWL01 L-P-12 P01)
- Site – RCS Dence Details (CWL01 L-P-13 P01)
- Site – Bike Parking, Smoke Lounge Details (CWL01 L-P-14 P02)
- Site – Typical Softscape Details (CWL01 L-P-15 P02)
- Planting Schedule (CWL01 L-P-16 P02)
- Sitewide Vehicle Tracking – Max Legal Vehicle (CWL01-02-C-C-45)
- Sitewide Vehicle Tracking – Oil Tanker (CWL01-02-C-C-46)
- Entrance & Substation Vehicle Tracking – Low Loader (CWL01-02-C-C-47)
- Drainage Layout – Overall Site Plan (CWL01-02-C-D-01)
- Electrical Overall Lighting Plan (CWL01-02-E-P-01)
- Private Sewer Diversions Sheet 1 – Rev P03 (CWL01-C-B-05)
- Private Sewer Diversions Sheet 2 – Rev P05 (CWL01-C-B-06)

Documents

- Application form (*submitted at time of application*)
- Planning Statement (Carter Jonas)
- Design and Access Statement (Gensler)
- Noise Impact Assessment (ERM)
- Air Quality Impact Assessment (ERM)
- Draft Air Quality Management Plan (ERM)
- Arboricultural Impact Assessment & Tree Protection Plans (ERM)
- Desk Based Archaeology Assessment (ERM)
- Ecology Impact Assessment (ERM)
- Biodiversity Net Gain (ERM)

- Outline Environmental Management Plan (ERM)
- Ground Investigation Report (Geotechnics)
- Geoenvironmental Summary (Geotechnics)
- Site Investigation Report (Geotechnics)
- Transport Statement (Pinnacle)
- Travel Plan (Pinnacle)
- Flood Consequence Assessment (JBA Consulting)
- Demolition Method Statement (Colemans)
- External Lighting Strategy (RED)
- Drainage Strategy Report (Pinnacle)

I trust the above is self explanatory and we look forward to receiving comments from any interested party in due course prior to the submission of a planning application to Newport City Council.

Any subsequent planning application will be publicised by Newport City Council. Comments provided in response to this notice will not prejudice your ability to make representations to Newport City Council on any related planning application.

Yours sincerely,



Gareth Jackson
Partner

E: Gareth.jackson@carterjonas.co.uk
M: 07780 667019