

**Waldon Telecom Ltd**

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**Telephone**

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**Website**

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The logo for Waldon Telecom Ltd, featuring the word "waldon" in a white, lowercase, sans-serif font on a dark grey rectangular background. A small yellow square is positioned to the right of the letter "n".

Our Ref: MF/CITY FIBRE/CF0007-F  
Planning Portal Ref: PP-09595557

Chief Planning Officer  
North Somerset Council  
Town Hall  
Walliscote  
Grove Road  
Weston-super-Mare  
BS23 1UJ

05/03/2021

SUBMITTED VIA PLANNING PORTAL

Dear Sir or Madam,

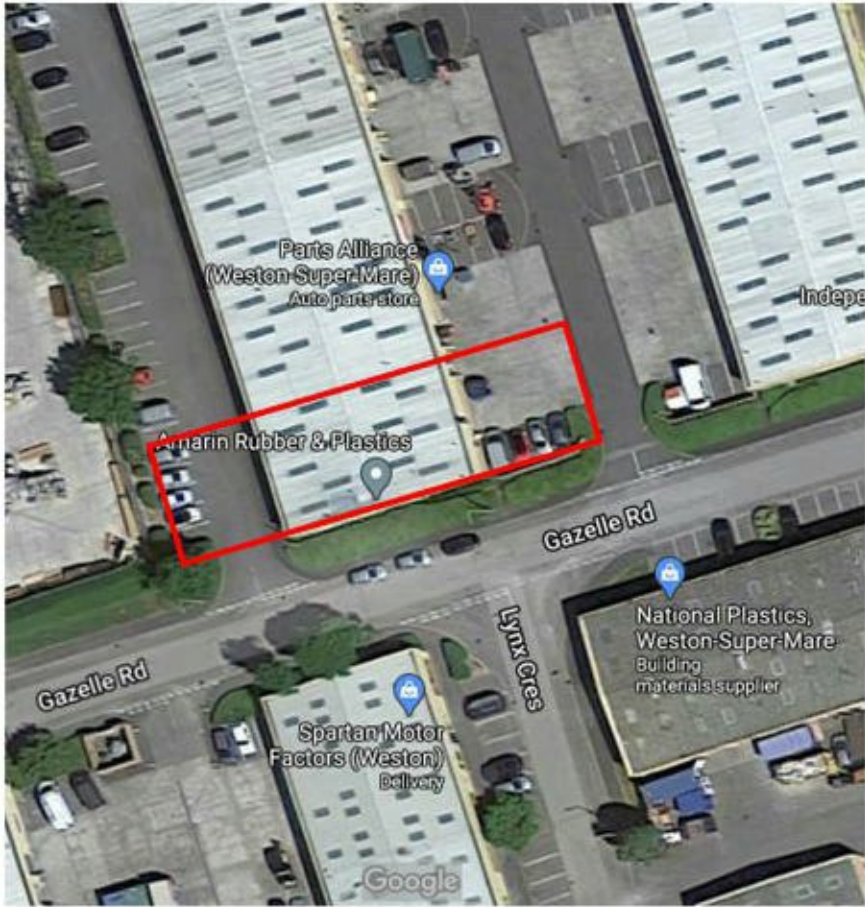
**FULL PLANNING PERMISSION FOR CHANGE TO B8 BUILDING USE, EXTERNAL BUILDING MODIFICATIONS & ANCILLARY DEVELOPMENT, ENABLING USE OF BUILDING AS DATA CENTRE AT UNIT 63, GAZELLE ROAD, WESTON-SUPER-MARE, BS24 9ES  
NGR: E 333736, N 159084**

**Background**

CityFibre is a builder of Gigabit Cities. The design and deployment of future-proof, full-fibre infrastructure, helps bring the benefits of unlimited bandwidth and Gigabit speed connectivity to entire communities. CityFibre is planning on expanding its network in Weston-Super-Mare which will transform the area's digital landscape, bringing full-fibre connectivity within reach of nearly every building in the area. This will not only deliver extensive fibre but also provide a step change in internet speed and quality, and a futureproofed platform for economic growth in the digital age. As part of this expansion, data centres hosting high speed servers are being established, including at Western Industrial Estate. The proposed development is essential to the roll-out of fibre internet connections across Weston-Super-Mare over the forthcoming months and years.

**Site Description**

The application site is an unoccupied industrial unit which forms part of Western Industrial Estate—an expansive industrial estate in eastern suburbs of Weston-Super-Mare. The site is the end unit in a terraced row of six units. Surrounding land uses mainly comprise other industrial units with typical light industrial and storage/distribution related uses. The site is accessed by existing highways via Winterstoke Road, onto Gazelle Road highway and into the carpark at the eastern side of the unit. The unit has allocated carparking at the front and rear of the unit (see Location Plan redline boundary) and an unloading area. The unit's last known use is unknown, however the unit presently accommodates warehouse and office space. The building's extant class use permissions could not be identified prior to submission of this application; however, it is possible that the unit already has the required B8 use and it is requested that the authority completes internal checks to establish. Site denoted on following images.



East elevation

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**waldon** ■



*West elevation*



*South-west elevation*

Registered office  
Phoenix House, Pyrford Road  
West Byfleet, Surrey, KT14 6RA

Registered in the UK No. 3651880  
VAT Registration No. 709 2762 24

ISO 9001:2008 certified  
ISO 14001:2004 certified

## **Proposed Development**

Development comprises:

- Installation of 6No. air vents across two walls;
  - 2No. building access doors to be replaced with security/fire doors;
  - 2No. chamber pits to be sunk into ground with caps at ground-level, providing access to ducts
  - 2No. steel posts to be installed outside east elevation
  - Security grills & reflective film added to all windows
- ends-

The proposed development would enable CityFibre to operate the site as a data centre (Use Class B8). The internally housed fibre cabin would host the high-speed servers, computer systems and associated components such as telecommunications and storage systems, required to expand CityFibre's network and deploy full fibre infrastructure across Weston-Super-Mare. The operation itself comprises a centralised repository for the storage, management, and dissemination of data and information connected with the CityFibre network.

Due to the operation of a high number of computer systems which are required to operate at low temperatures, the data centre requires air conditioning. The suite of air-conditioning units would be located inside the building, supported by proposed wall vents. The units will always need to run to maintain cooling.

The operation of the datacentre would be powered by a connection to the local electricity distribution network via underground cables. The internally housed electrical generator is required as a source of back-up power to be used in an emergency, should there be a power-cut on the distribution network.

## **Site Selection**

The application site was selected as the preferred candidate following a site search.

Considerations included:

- Site must be located near to the urban area to which the datacentre will provide connectivity;
- Feasible option for securing a grid connection for power supply;
- Size of the site and other physical constraints;
- Willingness of the landlord to accommodate the apparatus;
- Vehicle access for installation/occasional maintenance;
- Environmental considerations, including protection of residential amenity

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## Environmental Considerations

The application site does not form part of any statutory environmental or heritage designation, such as a conservation area. Similarly, the site is located within an industrial estate away from residential properties.

### Noise

With respect to residential amenity and noise, the equipment within the proposed cabin would be electrical as oppose to mechanical, emitting low levels of noise. The cabin has been specifically designed to accommodate the equipment and be sited near to residential areas. As such, acoustic insulation is an inherent design feature. Installing the cabin inside the building provides an additional layer of acoustic insulation.

The air conditioning units proposed are the LG indoor model. The enclosed manufacture's spec-sheet includes performance sound data. Again, installing the units inside the building will considerably reduce the noise that would be heard from public spaces outside of the building.

It is proposed to use the 'FG Wilson P150-5 Power Generator' which would be encased by a 'Modular Acoustic Enclosure' (see enclosed spec-sheet). The spec sheet advises that *'The sound attenuated CALG HD enclosures reduce sound levels to comply with the stage II levels of the European Community Directive 2000/14/E'*. The sheet includes sound performance data.

The acoustic enclosure, the additional noise attenuation effect of the surrounding building, plus the absence of noise sensitive receptors in the industrial estate which would have a background noise level higher than a rural location, should give reassurance that noise disturbance is highly unlikely to be an issue. It is noted that the generator is for 'back-up' power should there be a cut in the power supply from local distribution network. Power-cuts are infrequent.

### Access

The operation of the datacentre would not give rise to traffic and highway issues. The centre would be monitored remotely through IT systems, requiring an engineer to occasionally visit the site for routine checks. The engineer would typically visit the site in a standard vehicle via existing access routes. There would be no need for new access roads/tracks of any type, nor the creation of additional carpark spaces.

## Planning Policy Context

The proposal would play an important role in delivering improved communications infrastructure in Weston-Super-Mare. The public benefits of the proposal are far reaching and underpinned by support from local and national policy, strategies and other evidence.

It is essential that Weston-Super-Mare's residents, businesses and visitors have access to full fibre broadband if the city is to be competitive and fulfil its identified ambitions. Highspeed and reliable broadband connections also play an important role in mitigating climate change by enabling practices such as homeworking which reduce the need to travel, thereby reducing greenhouse gas emissions and transport congestion.

The government sets out its national policy objectives for electronic communications in Section 10 'Supporting high quality communications' of the National Planning Policy Framework (February 2019).

*"Advanced, high quality and reliable communications infrastructure is **essential for economic growth and social well-being**. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and **full fibre broadband connections**."* (NPPF, para. 112)

The UK Digital Strategy was published by the Department for Digital, Culture, Media & Sport in March 2017.

*"**Broadband and mobile must be treated as the fourth utility, with everyone benefiting from improved connectivity**. This will play a crucial role in ensuring that everyone, wherever they live and however they connect, can make full use of digital services and benefit from participation in the digital economy. Improved connectivity also increases innovation and productivity across the economy, bringing **significant economic rewards**"* (UK Digital Strategy)

Ofcom's annual Communications Market Reports identify trends demonstrating reliance on reliable broadband connections.

*"We all need high-quality communications. In the modern world, a huge amount of our time is spent using communications services: for work, to stay in touch with family and friends, and in order to go about our daily lives. **Our ability to access and use reliable mobile and broadband connections has become fundamental to the way we work and live, and to the ability of businesses of all sizes to thrive**. For many people, internet connectivity is now as essential as gas or electricity, and access to traditional television, radio, fixed phone lines and postal services continue to remain important."* (2016 Ofcom report)

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The application comprises: cover letter including project background; Planning application form and certificates; Location plan drawn to a scale of 1:1250, with the site outlined in red, drawing referenced 001; Site plans, drawing referenced 002 & 004; Elevation drawings referenced 003 & 005 (Issue B, date of issue – 21/01/2021).

Please feel free to contact the agent below for further information. We look forward to receiving your acknowledgement and decision in due course.

Yours sincerely,



Mark Flaherty MRTPI  
**Waldon Telecom Ltd**  
**On behalf of CityFibre Ltd**

