

Newport City Council

Eich cyf/Your ref: CONNEX/25/0538

By email

Ein cyf/Our ref: LC

[planning@newport.gov.uk](mailto:planning@newport.gov.uk)

Dyddiad/Date: 2 September 2025

Dear Sir/Madam

**Planning Application – Detached building for use as outdoor bar (retrospective), The Priory Hotel High Street Caerleon Newport NP18 1AG**

Thank you for your letter of 19 August inviting our comments on the information submitted for the above planning application.

This response is based on the advice provided by Cadw's Senior Historic Environment Planning Officer.

Advice

We have significant concerns about the impact on the scheduled monument. However, we consider that if mitigating measures were undertaken, our concerns about the impact would be reduced.

Assessment

Scheduled Monument

**MM236 Caerleon Legionary Fortress: Area between Priory Hotel and Priory Lodge**

This retrospective planning application is for a detached building for use as an outdoor bar at The Priory Hotel, High Street, Caerleon.

The building that is the subject of this application is some 3.37m square and 3m high, with a pitched roof. It has already been built in a location close to the hotel building and the application is to retain it but move its location some 2m to the southwest of its present location. The new location is partly inside the boundary of scheduled monument MM236 Caerleon Legionary Fortress: Area between Priory Hotel and Priory Lodge. If the building is to be relocated in this position, then scheduled monument consent will need to be granted, and determination



of this planning application should not proceed until scheduled monument consent has been granted.

It is strongly recommended that given the size of the building and that it is currently only partly inside the scheduled monument, the applicant should consider relocating the building some 1.5m to the northwest of the currently proposed location. This proposed location is outside the boundary of the scheduled monument and therefore scheduled monument consent will not be required.

The national policy and Cadw's role in the planning process are set out in Annex A.

Yours sincerely

Laura Cooper  
Historic Environment Inspectorate / Arolygiaeth yr Amgylchedd Hanesyddol

## **Annex A**

### Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

### National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12 \(gov.wales\)](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

### Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.