

Notice of Decision

Revision 3



K Williams
KEW Planning
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15 St Andrew's Crescent
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CF10 3DB

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/1030**
Application Type: **Full (Major)**
Proposal: **CONSTRUCTION OF A NEW SPORTS AND TEACHING FACILITY INCLUDING ALTERED PARKING ARRANGEMENTS AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE**
Site/Location: **Caerleon Comprehensive School, Cold Bath Road, Caerleon, Newport, South Wales, NP18 1NF**
Decision Date: **4th March 2026**

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 4th February 2026. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of **FIVE YEARS** from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

Prior to the commencement of the development hereby approved a notice shall be given to the local planning authority.

- (a) stating the date on which the development is to begin;
- (b) giving details of the planning permission and of such other matters as is required by Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended (the Order).

REASON: To comply with the requirements of Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

ADDITIONAL CONDITIONS

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

- CB2183-CAM-XX-XX-DR-C-0204-S2-P01_Vehicle Tracking (Low Loader)
- CB2183-CAM-XX-XX-DR-C-0203-S2-P02_Vehicle Tracking (Rigid Lorry)
- CCS-HLM-NN-ZZ-DR-A-00202-P03 - New Block - Sections - Sheet 2
- CCS-HLM-NN-ZZ-DR-A-00201-P03 - New Block - Sections - Sheet 1
- CCS-HLM-NN-XX-DR-A-00300-P03 - New Block – Elevation
- CCS-HLM-NN-R1-DR-A-00131-P03 - New Block - Roof Plan
- CCS-HLM-NN-00-DR-A-00111-P03 - New Block - Ground Floor Plan
- CCS-HLM-00-00-DR-A-00002-P04 - Proposed Site Block Plan
- CCS-HLM-00-00-DR-L-00007- P14 - Landscape Plan GA
- CCS-HLM-00-00-DR-A-00000-P03-Red Line Boundary
- 24-043 Caerleon Comprehensive TCP-Layout1
- CB2183-CAM-XX-XX-DR-C-0613-S4-P02 - Proposed Site Levels & Contour Sheet 3
- CB2183-CAM-XX-XX-DR-C-0612-S4-P02 - Proposed Site Levels & Contour Sheet 2

- CB2183-CAM-XX-XX-DR-C-0611-S4-P02 - Proposed Site Levels & Contour Sheet 1
- CB2183-CAM-XX-XX-DR-C-0610-S4-P02 - Proposed Site Levels & Contour Overview
- CB2183-CAM-XX-XX-DR-C-0507-S2-P01 - Proposed Foul Drainage (Sheet 2 of 2)
- CB2183-CAM-XX-XX-DR-C-0506-S2-P01 - Proposed Foul Drainage (Sheet 1 of 2)
- CB2183-CAM-XX-XX-DR-C-0505-S2-P01 - Proposed Foul Drainage Overview
- CB2183-CAM-XX-XX-DR-C-0504-S4-P02 - Proposed Surface Water Drainage Sheet 3
- CB2183-CAM-XX-XX-DR-C-0503-S4-P02 - Proposed Surface Water Drainage Sheet 2
- CB2183-CAM-XX-XX-DR-C-0502-S4-P02 - Proposed Surface Water Drainage Sheet 1
- CB2183-CAM-XX-XX-DR-C-0501-S4-P02 - Proposed Surface Water Drainage Overview
- CB2183-CAM-XX-XX-DR-C-0500-S4-P02 - Proposed Drainage Overview
- CB2183 CAM XX ZZ DR C 0201 P2 - Vehicle Tracking Fire Appliance Sheet 2
- CB2183 CAM XX ZZ DR C 0200 P2 - Vehicle Tracking Fire Appliance Sheet 1
- CCS-HLM-NN-01-DR-A-00121 - New Block - First Floor Plan-P03
- Heritage Impact Assessment by Kew Planning February 2026
- Caerleon Comprehensive School Construction Environmental Management Plan (CEMP) Main Works Rev 4 27/1/26
- Preliminary Ecological Appraisal Report by Ecology Wales 19/6/24
- Bat Emergence Survey Report by Ecology Wales 5/12/24
- Green Infrastructure Assessment by Ethos Environmental Planning November 2025
- Planning Statement by Kew Planning November 2025
- Archaeological Field Evaluation by GGAT January 2012
- Tree Survey, Categorisation and Constraints Report by Arboricultural Associates June 2024
- Arboricultural Implications Assessment and Arboricultural Method Statement combined by Arboricultural Associates October 2025
- Transport Statement P02 by Cambria
- Flood Risk Assessment S2-P01 by Cambria
- Drainage Statement for Planning CB2183-CAM-ZZ-XX-LT-C-0001-S2-P01 by Cambria

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

Pre- commencement conditions

- 02 Notwithstanding the CEMP (revision 4) provided, no development shall take place, including any works of site clearance, until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:
- Construction methods: details of materials, how waste generated will be managed.
 - General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
 - Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
 - Soil Management: details of topsoil strip, storage and amelioration for re-use.
 - CEMP Masterplan: details of the extent and phasing of development.
 - Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.
 - Traffic Management: details of site deliveries, plant on site, wheel wash facilities,
 - Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
 - Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact detail.
- The CEMP shall be implemented as approved during the site preparation and construction phases of the development.
Reason: To ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the River Usk SAC/SSSI and wider environment during construction.
26/0201. Partial discharge of condition approved by NCC 6/5/26
- 03 Notwithstanding the information submitted, no ground disturbing works of development or site clearance shall take place until the local planning authority has been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development areas so that a watching brief can be conducted. No work shall commence until the local planning authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.
Reason: To safeguard valuable heritage features on site in accordance with policy SP9 of the adopted LDP.
26/0201. Partial discharge of condition approved by NCC 6/5/26
- 04 No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
26/0328. Partial discharge of condition approved by NCC 18/6/26
- 05 No development shall commence until a scheme for upgrading Public Right of Way 389/4/1 for its length between the main and secondary access points to the school and including a timetable for completion of the upgrade works, has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details prior to occupation of the development.
Reason: To mitigate harm associated with increased vehicular usage of the lane and associated potential increase in conflict with multi nodal users. Policy GP4 of the LDP.
26/0201. Partial discharge of condition approved by NCC 6/5/26
- 06 Notwithstanding the details provided, no development shall take place until a detailed Arboricultural Method Statement (AMS), consistent with BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority. This must include –

- design and implementation of new hard surface and buildings within the root protection area of retained trees,
- services design and installation requirements and how this impacts retained and proposed trees,
- Arboricultural site monitoring and supervision to include details of the appointed arboriculturalist that will undertake the monitoring and supervision works.

The development shall thereafter be carried out strictly in accordance with the approved AMS. The detailed AMS will include committal language of will, must and shall in reference to all operations which could impact retained trees.

Reason: To ensure construction works do not harm retained trees in accordance with Policy GP5 of the LDP.

26/0266. Partial discharge of condition approved by NCC 9/6/26

- 07 No development shall commence until tree protection fencing has been installed in accordance with the Tree Protection Plan 24-043 hereby approved. Such fencing shall be retained for the duration of construction activities. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

Reason: To safeguard valuable landscape and tree features in the interests of biodiversity and general amenity. Policy GP2, SP8, GP6, SP9 of the LDP.

Pre – construction conditions

- 08 Prior to their installation/construction, full details of the sprinkler tank(s) and other supporting infrastructure located outside the new building but associated with it such as air source heat pumps or any other plant/plant buildings, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and retained as approved for lifetime of development.

Reason: To ensure that the development is completed in a manner compatible with its surroundings in accordance with Policies SP8, GP2 and GP6 of the NLDP.

- 09 Prior to the commencement of construction work, and notwithstanding details submitted to date, full details of proposed landscape species, locations, size at planting, density, and an outline planting and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall have regard to, and be compatible with, the approved Green Infrastructure Statement and shall also include details of soil fill for the raingardens that is compatible with tree health and longevity. The approved scheme of landscaping and tree planting shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the occupation of the development. Thereafter the trees and shrubs shall be maintained in accordance with the approved maintenance plan and unless otherwise specified, any which die or are damaged shall be replaced and maintained until satisfactorily established. For the purpose of this condition, a full planting season shall mean the period from October to April.

Reason: To secure the satisfactory implementation of the proposal in accordance with policies GP5 and SP9 of the LDP and PPW12.

- 10 No construction work shall be commenced until full sectional details at 1:20 scale or similar and construction drawings to confirm brick recess detailing, eaves detail and window reveals along with projecting integrated window shading features and a sample board of materials and finishes to be used on the external surfaces, have been submitted to and approved in writing by the Local Planning Authority. The details shall also include sectional and finishing details of the casement windows and glazed feature panels and main entrance canopy. The development shall be undertaken in accordance with the approved materials/ details and retained for lifetime of development.

Reason: To ensure that the development is completed in a manner compatible with its surroundings in accordance with Policies SP8, GP2, SP5, SP9 and GP6 of the NLDP.

Pre –occupation conditions

- 11 Prior to the first beneficial use of the new building hereby approved, a minimum of 13no. electrical vehicle charging points shall be installed on site and available for use. They shall be maintained and retained for lifetime of development.

Reason: In accordance with policies SP1 and GP4 of the NLDP.

- 12 Prior to first beneficial use of the new building hereby approved, the reconfigured and new parking areas including cycle parking provision hereby approved shall have been completed and available for use. These areas shall thereafter be kept clear of obstruction to enable their intended use. Reason: To ensure off road parking and cycle parking is provided and retained in accordance with approved plans in the interests of highway safety, sustainability and general amenity. SP1 and GP4 of the NLDP and SPG on Parking.

- 13 Prior to first beneficial use of the new building hereby approved 4 No. integrated Beaumaris Woodstone Bat Boxes (or similar specification such as Schwegler 1FF) and integrated Swift bricks (x4), shall be installed on the south east elevation (bat boxes) and south west elevation (Swift bricks) of the approved building at a height of no less than 3m, just under the eaves. These boxes and bricks shall be retained for lifetime of development.

Reason: In accordance with PPW12, policy SP9 of the LDP and having regard to the section 6 duty of the Environmental (Wales) Act.

General conditions

- 14 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

- 15 No external lighting shall be installed on site unless full details have first been submitted to and approved in writing by the Local Planning Authority. All details must avoid light spill into sensitive areas and those areas of value to bats and other species. Any external lighting shall thereafter be installed in accordance with the approved details and retained as such for lifetime of development.

Reason: To safeguard ecological interests in accordance with Policies GP5 and SP9 of the LDP and PPW12.

- 16 No fencing or other means of boundary enclosure shall be installed on site unless full details have first been submitted to and approved in writing by the Local Planning Authority. Any means of enclosure shall thereafter be installed in accordance with the approved details and retained as such for lifetime of development.
Reason: To safeguard amenity and landscape in accordance with Policies GP2, SP9, GP5 and GP6 of the LDP and PPW12.

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.

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk.

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.

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- CCS-HLM-AA-XX-DR-A-00301-P01 - Existing Block A - Main Building
- CCS-HLM-AA-00-DR-A-00101- P09 - Existing Block A - Ground Floor Plan
- CCS-HLM-00-00-DR-L-00008-P08 - Existing Site Plan
- CCS-HLM-00-00-DR-A-00001-P05- Existing Site Block Plan
- 24-043 - Topographical Survey
- Design and Access Statement Parts 1 & 2 revision P05 by HLM Architects (26/11/25)
- Pre Application Consultation Report by Kew Planning February 2026
- Travel Plan P01 by Cambria
- Covering letter by Kew Planning 27/11/25

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). The following policies were relevant to the determination of this application:

- SP1 Sustainability
- SP2 Health
- SP3 Flood Risk
- SP8 Special Landscape Areas
- SP9 Conservation of the Natural, Historic and Built Environment
- SP12 Community Facilities
- SP14 Transport Proposals
- SP18 Urban Regeneration
- GP1 Climate Change
- GP2 General Amenity
- GP4 Highways and Accessibility
- GP5 Natural Environment
- GP6 Quality of Design
- GP7 Environmental Protection and Public Health
- SP4 Water Resources
- SP9 Conservation of the Natural, Historic and Built Environment
- T4 Parking
- W3 Provision for Waste Management Facilities in Development
- CE3 Environmental Spaces and Corridors
- M1 Safeguarding of Mineral resource

The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

The Applicant is reminded to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

Informative:

Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it, in accordance with Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended and Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.



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: 25/1030

Decision Date: 4th March 2026

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).