

Newport City Council

By email
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Your reference

CONNIN/ 25/0424

Ein cyfeirnod
Our referenceDyddiad
Date

17 June 2025

Llinell uniongyrchol
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Dear Sir/Madam

Planning Application – Partial discharge of condition 2 (archaeology) of 24/0977, Sarilla Cold Bath Road Caerleon Newport, South Wales

Thank you for your letter of 3 June 2025 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

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monument shown in our assessment of the application below.

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

AssessmentScheduled Monuments**MM230 Caerleon Legionary Fortress**

This application is for the discharge of condition 2 attached to planning consent 24/0977 for the conversion of existing garage to habitable room with increased eaves height, extension to rear of property to form workshop/store and internal alterations to property at Sarilla Cold Bath Road, Caerleon.

The southwestern boundary of the application area conjoins with the boundary of scheduled monument MM230 Caerleon Legionary Fortress.

Condition 2 attached to planning consent 24/0977 requires a written scheme of historic environment mitigation (WSHEM) to be submitted by the applicant and to be approved by the local planning authority prior to the start of development works and such a document has been submitted with the current application. Advice in regard to the



document being appropriate and meeting professional standards will be provided by Heneb: The Trust for Welsh Archaeology and we will therefore not comment further on this document.

It is noted that the proposed development includes the replacement of the existing fence along the southwestern boundary of the application area with a brick wall. As noted above, the current fence marks the boundary of the scheduled monument and the construction of a wall including its foundation on this line will require scheduled monument consent to be granted before any construction works, including the excavation of foundations, for this wall can commence.

Yours sincerely,

Denise Harris
Historic Environment Branch

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 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12) 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.