

Delegated Decision Report

Application No:	25/0548	Statutory Period Expires:	4th September 2025
------------------------	----------------	----------------------------------	---------------------------

Site:	1 Station Road Caerleon Newport South Wales NP18 1NH		
Proposal:	PARTIAL DISCHARGE OF CONDITION 2 (HISTORIC ENVIRONMENT MITIGATION) OF PLANNING PERMISSION 24/0863 FOR REPLACEMENT BUILDING TO PROVIDE TOILET FACILITIES AND STORE TO SERVE THE RETAIL UNITS		
Applicant:	D Rosser		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	APPROVED		

1. BACKGROUND

- 1.1 Planning permission was granted in 2024 for the above development. This application seeks to partially discharge condition 2 relating to archaeology. The condition is as follows:

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource

- 1.2 The applicant has provided a written scheme of historic environment for consideration.

2. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
96/0664	ERECTION OF SINGLE STOREY PITCHED ROOF EXTENSION FOR KITCHEN TO BE USED BY RESTAURANT/TAKEAWAY	REFUSED	06.11.1996
19/1190	REPLACEMENT OF ROSEMARY ROOF TILES WITH BLUE/BLACK SLATE TILES	GRANTED WITH CONDITIONS	16.04.2020
22/1052	ERECTION OF PERGOLAS TO BEER GARDEN (RETROSPECTIVE)	GRANTED WITH CONDITIONS	13.04.2023
24/0863	REPLACEMENT BUILDING TO PROVIDE TOILET FACILITIES AND STORE TO SERVE THE RETAIL UNITS	GRANTED WITH CONDITIONS	05.12.2024

3. CONSULTATION RESPONSES

- 3.1 Heneb: We note the submission of a Written Scheme of Historic Environment Mitigation, which has been prepared by Heneb (Report no. 2025/027, dated June 2025) on behalf of the applicant in order to meet condition 2 attached to the above planning consent. The scheme meets current professional archaeological standards and is therefore acceptable. However, we recommend that the applicants should not be fully discharged from their responsibility to ensure that the work is carried out until the completion of all of the archaeological work, which will be confirmed when the final report is submitted to you.

8. ASSESSMENT

Archaeology:

The condition was imposed in the interests of archaeology and at the request of Heneb. Heneb have been consulted on the discharge of condition application and confirm the information provided is acceptable and the condition can be partially discharged with full discharge possible on completion of the works.

9. OTHER CONSIDERATIONS

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The information satisfies the requirements of the condition insofar as it relates to the submission of a written scheme of historic environment mitigation and the application is approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to: Written Scheme of Historic Environment Mitigation 16/6/25.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No Policies were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.