



Archaeoleg Morgannwg-Gwent

Heneb

Glamorgan-Gwent Archaeology

Our ref: NEW1697/HB

ARCHAEOLOGICAL PLANNING

Head of Planning and Economic Regeneration
Newport City Council
Civic Centre
NEWPORT
NP20 4UR

16th July 2026

FAO: Grant Hawkins

Dear Sir/Madam,

Re: Demolition of existing buildings and structures and the construction of an electricity substation compound, including switch room building with associated equipment, access, drainage, infrastructure and engineering works
Land South West to 8 East Way Road, Alexandra Docks, Newport, South Wales
Pl.App.No.: 26/0410

We noted this application when we reviewed your weekly planning list; consequently we have consulted the detailed information contained on your website and identified that **the proposal will require archaeological mitigation.**

Information in the regional Historic Environment Record (HER) shows that the application is situated within the Newport Docks Landscape, which is recorded as an Historic Landscape Area characterised by a 19th century North Dock and associated historic dockyard buildings. A review of the historic Ordnance Survey (OS) maps, dating from 1884 to 1901, shows railway tracks running through the application area, with the addition of buildings depicted on the Third and Fourth Edition OS maps (1921 to 1937).

An Archaeological Desk-based Assessment undertaken by Heneb Trust for Welsh Archaeology (Report Reference: 2025/018, dated June 2025) has been submitted as part of the application. The report summarises that “...*due to the use of the land as a dock and dockyard, and particularly for its railway infrastructure running across and immediately surrounding the proposed development.*”, that there is a very high potential of encountering Post-medieval remains. The report also notes the identification for two new non-designated assets within the proposed development site; Railway Sidings & Features, and Building, associated with Alexandra Dock. The report details that geotechnical works are to be carried out prior to the construction of the substation and recommends that an archaeological watching brief, to include a photographic record and identification of any visible Railway Sidings and Features, are to be undertaken. Consequently, given the information detailed within the report, we concur that there is a high potential of encountering remains during any ground disturbing works in the area, and also the potential of above ground features, such as rail tracks, as shown in Plate F of the report.

PLANNING SERVICES
GWASANAETHAU CYLLINIO

Heneb is the trading name of

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Cadeirydd / Chair: Dr Carol Bell

PSG / CEO: Richard Nicholls

Cwmni Cyfyngedig (1198990) ynghyd ag Elusen Gofrestredig (504616) yw'r Ymddiriedolaeth

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Cyfeiriad cofrestredig: Tŷ Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin SA19 6AE

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Therefore, in order to mitigate the impact of the development on the archaeological and historic environment resource it is our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members.

We envisage that this programme of work will take the form of Archaeological Monitoring and Recording (watching brief), during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results. To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014:

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.*

We also recommend that a note should be attached to the planning consent explaining that:

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), [CIfA regulations, standards and guidance](#) | [CIfA](#) and it is recommended that it is carried out either by a [CIfA Registered Organisation](#) or a [MCIfA level accredited Member](#) | [CIfA](#)

If you have any questions or require further advice on this matter please do not hesitate to contact us.

Yours faithfully,

H. Bowden

Hannah Bowden BA (Hons) MSc MCIfA
Stewardship Officer

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