

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 03 June 2026 13:57
To: Davidson, Joanne (East Area Development Manager)
<Joanne.Davidson@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0367 (Caerleon Comprehensive School Cold Bath Road Caerleon Newport South Wales) (VAR)

Hi Jo

Re: S73 APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS), 8 (SPRINKLER TANK DETAILS), 9 (LANDSCAPING), 15 (LIGHTING) AND 16 (BOUNDARY DETAILS) OF 25/1030 CONSTRUCTION OF A NEW SPORTS AND TEACHING FACILITY INCLUDING ALTERED PARKING ARRANGEMENTS AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE. AMENDMENTS INCLUDE RELOCATION OF SPRINKLER AND HYDRANT TANKS

Photovoltaics and ASHP

Whilst PV panels are likely to be unobtrusive on the roof (and formed part of the previous approval - see Drawing no. CCS-HLM-NN-R1-DR-A-00131 Rev.P03 submitted under 25/1030), ASHPs are more likely to have a visual impact. A section through the building, to show height of the proposed in relation to parapet upstand of roof, would help assess potential for visual intrusion.

Lighting

Do we have details beyond the layout provided in drawing CCS MCP NN XX D E 9001 Rev. P01?

Lighting ought to be designed so as not to be visually intrusive within this sensitive area.

Water tank

A water tank is now proposed, relocated to the north-eastern corner of the site.

Drawing no. CCS-CFS-XX-XX-DR-X-000102 (Sprinkler System Water Supplies Builders Work Layout & Details) refers to Drawing no. CCSCFS-XX-XX-DR-X-000104 for details of the proposed static water tank. Is this correct – I cannot see this drawing has been provided?

Drawing CCS-HLM-XX-XX-DR-L-00335- Rev. P01 shows proposed Hydration Tank Elevations (see below).

The proposed is a very utilitarian in appearance (see below), to be surrounded by a timber board fence and part-projecting above the existing scout hut. Though it will be read within the context of the hut and treeline (G10), this is a critical heritage viewpoint from SM MM230 (Caerleon Legionary Fortress), as addressed under the previous application by way of photomontage (see below).

Therefore, visual impact of the proposed will needs to be fully addressed and assessed. In my view, the proposed needs more careful consideration, both in terms of location and finished appearance.

I note that the Assistant Chief Fire Officer states that *“Hydrant tanks must be relocated within 90 metres of building entry point or riser inlet point.”* Is this reason enough for reconsideration of proposed siting?



Proposed Hydrant Tank (view from North-East)



Proposed View from Barracks (Photomontage) submitted as part of approved application 25/1030

Perimeter Fencing

According to the boundary treatment plan (Drawing no. CCS-HLM-00-00-DR-L-25001 Rev. P06), the existing fencing (to south-east) and blockwork wall (to north-east) are to be retained. This seems an acceptable approach.

Trees

Unless I am mistaken, PROPOSED SITE LEVELS AND CONTOURS PLAN SHEET 2 appears to be missing from the submission. I would also note that Tree Group G1 appears not to be labelled within the supplied Overview drawing (and should also be reflected within the missing plan).

PROPOSED SITE LEVELS AND CONTOURS OVERVIEW (Drawing no. CB2183 CAM XX XX DR C 0610 Rev. P04), PROPOSED SITE LEVELS AND CONTOURS PLAN SHEET 1 (Drawing no. CB2183 CAM XX XX DR C 0611 Rev. P04) and PROPOSED SITE LEVELS AND CONTOURS PLAN SHEET 3 (Drawing no. CB2183 CAM XX XX DR C 0613 Rev. P04) all state “*TREES TO BE CONSIDERED FOR RETENTION.*” Perhaps not of concern considering the *Caerleon Comprehensive School Tree Survey & Categorisation Report June 2024* report and the subsequent Condition 06 applied to 25/1030 (and presumably to be reapplied here as necessary) but, considering their important role in softening key views of the new development from the south, this statement perhaps feels rather equivocal? The colour-coded key

also does not appear to correspond to the plan as drawn (all trunks simply shown as brown).

Please note that I am now away until Monday 15th June. Happy to discuss further on my return.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer

Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

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