

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 22 June 2026 12:50
To: Davidson, Joanne (East Area Development Manager)
<Joanne.Davidson@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0367

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

Revised response below considering further information submitted.

Photovoltaics and ASHP

Whilst PV panels would be unobtrusive on the roof due to the significant parapet upstand to its perimeter (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 has now been provided, to show height of the proposed in relation to parapet upstand of roof. Though the proposed rooftop plant projects slightly higher than the parapet, it seems that their visibility will be very low, due to their proposed location on the roof (set away from the parapet edge).

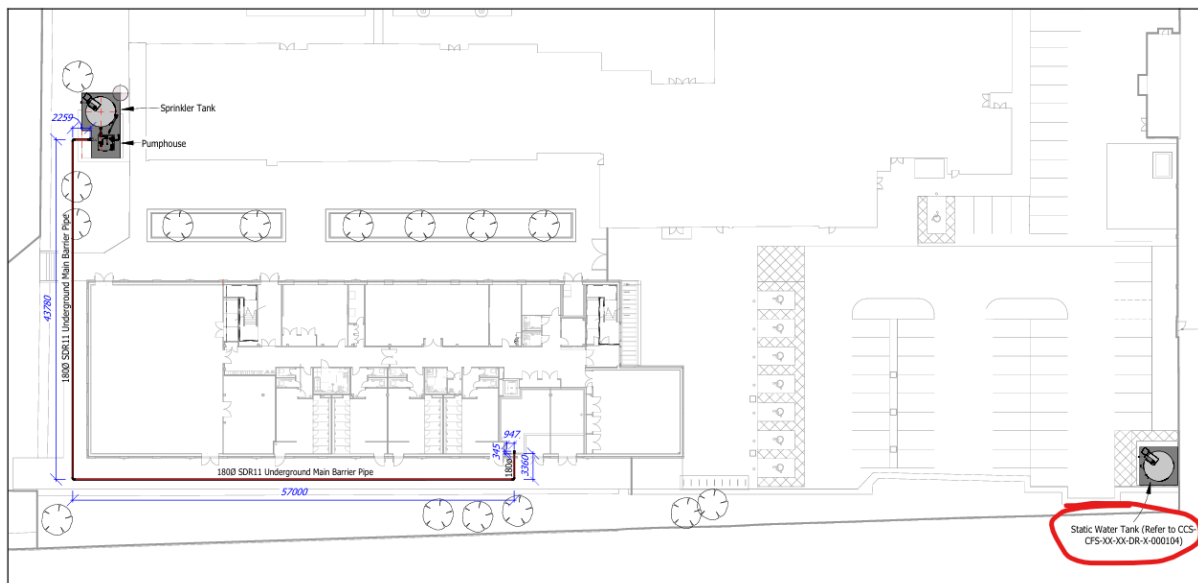
Lighting

Details for proposed lighting type (as shown in layout drawing CCS MCP NN XX D E 9001 Rev. P01) have now been provided. They are LED road lighting lanterns with a proposed Neutral/cool white lighting output (Correlated colour temperature of 4000 Kelvin). Considering its location to the perimeter of the site – and that lighting ought to be designed so as not to be visually intrusive within this sensitive area - this may need an expert view as to its suitability and potential for impact. As I understand it, warm white LEDs (1,800 – 3,000K) are generally best recommended for heritage sites, parks, and residential areas, to reduce visual intensity and ecological disruption.

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. CCS-CFS-XX-XX-DR-X-000104 for details of the proposed static water tank (see below). I cannot see this drawing has been provided.



Site Plan (NTS)

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

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

I note that Cadw have concerns regarding the visual impact of this part of the revised development, suggesting that *"...the applicant considers relocating the position of the Hydrant Tank. If this is not possible, then the applicant should submit an assessment of the impact of the proposed development on the setting of the scheduled monuments..."*. I would echo these concerns. If relocation proves entirely impractical, presumably the new can be more sensitively enclosed and/or screened?

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 the 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

Within all revised PROPOSED SITE LEVELS AND CONTOURS drawings, the colour-coded key still does not appear to correspond to the plan as drawn (all trunks simply shown as brown). 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 and east, I feel that this is worth highlighting for your consideration.

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