

Delegated Decision Report

Application No:	26/0201	Statutory Period Expires:	13th May 2026
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Site:	Caerleon Comprehensive School Cold Bath Road Caerleon Newport NP18 1NF		
Proposal:	PARTIAL DISCHARGE OF CONDITIONS 02 (CEMP), 03 (CONFIRMATION OF ARCHAEOLOGIST) AND 05 (PUBLIC RIGHT OF WAY UPGRADE) OF 25/1030 CONSTRUCTION OF A NEW SPORTS AND TEACHING FACILITY INCLUDING ALTERED PARKING ARRANGEMENTS AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE		
Applicant:	Newport City Council		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	APPROVED		

1. BACKGROUND

- 1.1 Full planning permission was granted subject to conditions earlier this year and subject to several pre commencement conditions.

2. SITE LOCATION AND CONTEXT

- 2.1 The school is located at the southern edge of Caerleon. The school site is accessible from Cold Bath Road and an unnamed road adjacent to Caerleon AFC football pitch. The application site is bound to the north by the Caerleon Cemetery and the Cold Bath Road allotments. Caerleon golf course bounds the site to the west. Further to the south, the River Usk forms a natural curving boundary to the golf course. Caerleon Rugby club is located to the south-east of the site, whilst the Roman Barracks are to the north-east. Some boundaries are defined by mature vegetation.
- 2.2 The site is located within the urban boundary and within the Caerleon Archaeologically Sensitive Area. It is situated close to the Caerleon Conservation Area; Scheduled Ancient Monument(s); Countryside; River Usk Special Landscape Area; and and Area of Safeguarding of Mineral Resource.
- 2.3 The approved development includes the construction of new sports and teaching facilities, including altered parking arrangements and landscaping.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 All the conditions listed are pre commencement of development conditions and this application provides relevant details and seeks their partial discharge:

02 Notwithstanding the CEMP (revision 4) provided, no development shall take place, including any works of site clearance, until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed.*
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.*
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.*
- Soil Management: details of topsoil strip, storage and amelioration for re-use.*
- CEMP Masterplan: details of the extent and phasing of development.*
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.*

- *Traffic Management: details of site deliveries, plant on site, wheel wash facilities,*
- *Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.*
- *Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact detail.*

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: To ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the River Usk SAC/SSSI and wider environment during construction.

03 Notwithstanding the information submitted, no ground disturbing works of development or site clearance shall take place until the local planning authority has been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development areas so that a watching brief can be conducted. No work shall commence until the local planning authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

Reason: To safeguard valuable heritage features on site in accordance with policy SP9 of the adopted LDP.

05 No development shall commence until a scheme for upgrading Public Right of Way 389/4/1 for its length between the main and secondary access points to the school and including a timetable for completion of the upgrade works, has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details prior to occupation of the development.

Reason: To mitigate harm associated with increased vehicular usage of the lane and associated potential increase in conflict with multi nodal users. Policy GP4 of the LDP.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/1030	CONSTRUCTION OF A NEW SPORTS AND TEACHING FACILITY INCLUDING ALTERED PARKING ARRANGEMENTS AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE	GRANTED WITH CONDITIONS	04/03/2026
25/1033	PRIOR APPROVAL FOR DEMOLITION OF BUILDINGS D1, D2, L G, H, A (PARTIAL), K AND D3	PRIOR APPROVAL GRANTED	05/02/2026

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 Sustainability
- SP2 Health
- SP3 Flood Risk
- SP8 Special Landscape Areas
- SP9 Conservation of the Natural, Historic and Built Environment
- SP12 Community Facilities
- SP14 Transport Proposals
- SP18 Urban Regeneration
- GP1 Climate Change
- GP2 General Amenity
- GP4 Highways and Accessibility
- GP5 Natural Environment
- GP6 Quality of Design
- GP7 Environmental Protection and Public Health
- SP4 Water Resources
- SP9 Conservation of the Natural, Historic and Built Environment
- T4 Parking
- W3 Provision for Waste Management Facilities in Development

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Archaeology & Archaeologically Sensitive Areas (December 2025)
- Wildlife and Development (December 2025)
- Trees, Woodland Hedgerows and Development Sites (January 2017)
- Development Management Air Quality (February 2018)

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales:

Further to our Teams meeting with Kew Planning on the 16th of April regarding our advice on revision 5 of the Construction Environmental Management Plan (CEMP), we have considered the updated CEMP document (Construction Environmental Management Plan (CEMP) Main Works, Caerleon Comprehensive School, Newport, Revision 6 dated 16.04.26).

We advise that our previous concerns/comments have been satisfactorily addressed and as such we have no objection to the partial discharge of condition 2 (CEMP) of 25/1030.

We did not request conditions 3 (archaeological watching brief) and 05 (public right of way upgrade) and have no comment to make on their discharge.

6.2 Local Highways Authority:

Condition 02 (CEMP) – No objection

Condition 05 (PUBLIC RIGHT OF WAY UPGRADE) – Whilst bituminous surfacing material would be preferable it's accepted that the proposed footpath surfacing will provide a significant improvement. I would therefore offer no objection.

6.3 Landscape Officer:

My only comment is that the CEMP should at least refer to the tree protection plan in the approved Arboricultural Method Statement by Steve Ambler & Sons – there may also be a need for arb supervision, I haven't looked at the detail. Successfully retained trees are a

key part of the landscape objectives.

- 6.4 Active Travel Officer:
No objection.
- 6.5 Drainage Officer: no response.
Tree Officer: no response.
PROW Officer: no response.
Environmental Health Officer: no response.
Scientific Officer: no response.
Waste Manager: no response.

7. PUBLIC REPRESENTATIONS

Caerleon Civic Society: No response.

8. ASSESSMENT

- 8.1 The CEMP has been subject to several iterations to respond to comments made by the Highways Officer, NRW and Landscape Officer in particular. Revision 6 is the latest version and NRW and the Highways Officer have confirmed the document is acceptable. Drainage and landscape/tree matters have been referred to in the CEMP.
- 8.2 Whilst several consultees have not responded, including Environmental Health, the site is detached from residential properties and demolition was consented via a separate prior approval submission. Specific points queried at full application consideration stage have been satisfactorily addressed the revision 6 of the document is hereby approved and condition 02 partially discharged.
- 8.3 Condition 03 was imposed to protect the archaeological resource by requiring confirmation of the archaeologist who will attend site to undertake a watching brief. Heneb: The Trust for Welsh Archaeology, have been commissioned by the client (Willmott Dixon) to prepare the WSHM. The Scheme allows for an archaeological watching brief to be carried out during any groundwork phases required for the development, with detailed contingency arrangements, including the provision of sufficient time and resources to ensure that any archaeological features or finds are fully investigated and recorded. It also includes provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting, and possible publication of the results. The details of the archaeologist are therefore acceptable and satisfy the first part of the condition. The scheme of investigation is not required by the condition but watching brief reporting will be necessary to satisfy the condition as fieldwork associated with development progresses.
- 8.4 Condition 05 relates to the upgrade of a section of PROW where it adjoins the development site. The details supplied accord with the condition and whilst the highways officer expressed a preference for a tarmac surface, he raises no objection to the details supplied. These state:

The project has been asked to develop a footpath improvement solution. By virtue of a 2.0m at circa. 150m long, that would require this PROW improvement to be a SAB scheme (greater than 100m2). Proposed intent for this footpath to be an unbound, free draining hoggin path with timber edging, which would mimic the existing hydraulic regime... Construction works planned 22nd March – 5 th April 2027 (Easter Break).

The pathway upgrade works must be complete prior to first occupation of the new development and the timetable provided appears compatible with this.

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 details provided are acceptable and are approved. Conditions 2, 3 and 5 are partially discharged.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) Main Works REV 6, "Caerleon Comprehensive School, New Sports and Teaching Facility, Caerleon, Newport New Sports ching Written Scheme of Historic Environment Mitigation for an archaeological watching brief : Newport City Council Planning App. No. 25/1030" 11 March 2026 by Heneb, Proposed Public Right of Way detail by Willmott Dixon.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). 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.

It is considered that the decision has been made in conformity with the Marine Policy Statement (2011) and in accordance with marine national planning policy contained within the Welsh National Marine Plan (2019) as demonstrated in the assessment of this proposal.