



KEW
PLANNING

Pre-Application Consultation Report
Caerleon Comprehensive School
February 2026

Document Control Sheet

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1 Introduction

- 1.1 This Pre-Application Consultation (PAC) Report has been prepared by KEW Planning, on behalf of Newport Norse Ltd. to support a planning application for the proposed “Construction of a new sports and teaching facility including altered parking arrangement and associated landscaping” at Caerleon Comprehensive School, Cold Bath Road, Caerleon, Newport NP18 1NF.
- 1.2 This document reports on the statutory consultation process undertaken by KEW Planning prior to submission of the final planning application to the local planning authority.
- 1.3 The application site falls within the administrative boundary of Newport City Council (NCC). The site currently comprises an operational secondary school, with a collection of dated buildings ranging from the 1960s to early 2000s, set within approximately 5.2 hectares of land including areas of hardstanding, playing fields, and mature vegetation, with evidence of incremental expansion through temporary structures such as portacabins.

The Proposed Development

- 1.4 The description of development is as follows:

“Construction of a new sports and teaching facility including altered parking arrangement and associated landscaping”

- 1.5 The proposal relates to the construction of modern teaching and sports facilities. Newport Norse Ltd. is seeking to create a modern, fit-for-purpose learning environment that better supports student outcomes. The scheme also aims to deliver upgraded facilities that will benefit the wider Caerleon community, including enhanced sports provision and more accessible public amenities.

- 1.6 The requirement to undertake pre-application consultation applies to all applications for ‘Major’ development, as defined in Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) Order 2016 (DMPWO). The proposed development constitutes ‘Major’ development, as the application involves the provision of over 1,000 square metres of floorspace.

Legislative Requirements

- 1.7 Article 4, Part 1A of The Town and Country Planning DMPWO (Amendment) 2016, states that the applicant must carry out pre-application consultation, which consists of:
- Publicising the proposed application by the site by displaying a notice in at least one place on or near the land to which the proposed application relates, for no less than 28 days.
 - Writing to any owner or occupier of any land adjoining the land to which the proposed application relates.
 - Making the entire draft application documentation information available for inspection at a location in the vicinity of the proposed development for no less than 28 days.
 - Consulting with any community consultees and specialist consultees as identified within Schedule 2 of The Town and Country Planning DMPWO (Amendment) 2016.
- 1.8 This report sets out the consultation process undertaken leading up to the submission of the planning application. The responses received to the consultation are set out and each addressed in turn. This report demonstrates how the pre-application consultation requirements for the application have been legally adhered with and considered all feedback received.
- 1.9 It is noted that the applicant has exceeded the current statutory requirements of engagement with stakeholders by providing a wide catchment area (approximately 400m) from the proposed development site and supplying additional online information for members of the public.

Structure of the Report

1.10 This PAC Report is set out as follows:

- **Section 2** – contains a review of the process of engagement undertaken by KEW Planning.
- **Section 3** – summarises the responses received from the public, community consultees, specialist consultees and the statutory publicity, and provides the project team's comments to the responses.
- **Section 4** – set outs the conclusions.

2 Process of Engagement

- 2.1 The consultation undertaken was in excess of the legislative requirements. Every effort has been made to make the planning application documents and the overall vision for the proposal accessible and clear to the local community, statutory consultees, and stakeholders.
- 2.2 KEW Planning had notification letters, including the statutory notices posted first class to all properties located within a 400m consultation area, as illustrated in [Figure 1](#) overleaf. This area is in excess of the minimum requirements to ensure a wider audience was captured and best practice methods were adopted.
- 2.3 The consultation exercise began on Friday 6th June and finished on Friday 4th July 2025.
- 2.4 KEW Planning formally consulted Cadw on 5th January 2026, with the additional PAC period finishing on 02nd February 2026. A revised Heritage Impact Assessment (HIA) was issued to CADW on 4th February 2026 to address concerns raised and align with the relevant heritage guidance. Appendix 9 contains the letter sent to Cadw to set out the additional consultation period.

Site Notices

- 2.5 A total of 7no. site notices, both in Welsh and English, were erected within the consultation area on the morning of Friday 6th June. Site notices were erected within a wide area to ensure members of the public who were not directly passing the site were also aware of the proposed development. The notices were visible and legible to passing pedestrians, without the need to enter the site. The site notices were displayed for the full 28-day publicity period, as shown in [Appendix 1](#).
- 2.6 [Figure 2](#) overleaf shows the locations where the notices were erected.



Figure 1 – Consultation area (yellow) and site boundary (red)



Figure 2 – Site Notice Locations

- 2.7 The site notices contained all the information in accordance with the legislative requirements, as per Schedule 1B of The Town and Country Planning DMPWO (Amendment) Order 2016, both in English and Welsh.
- 2.8 The notices included information about the applicant, the proposal, the website link where the full suite of documents could be viewed, an email address and a phone number to be used by those without internet access who wished to receive a hard copy of the application documents. They also explained that hard copies of the application documents would be available for viewing at Caerleon Town Hall, Church Street, Caerleon, Gwent, NP18 1AW between Monday to Friday 14:00pm – 20:00pm.. A copy of the site notices can be seen in [Appendix 1](#).

Letter to Owner/Occupiers of Adjoining Land and the Community

- 2.9 In accordance with Article 4 Part 1A of The Town and Country Planning DMPWO (Amendment) 2016, all owners/occupiers of land adjoining the sites, which the proposed application relates to, received a letter giving requisite notice in writing of the proposal. [Appendix 2](#) contains a copy of the letter that was sent to the adjoining landowners/occupiers, this included both an English and a Welsh version.

Specialist Consultees

- 2.10 A letter giving requisite notice was sent to Councillors Claire Baker-Westhead, Stephen Cocks, and Jason Hughes, who represent the Caerleon Ward in Newport.
- 2.11 Member of Parliament (MP) Jessica Morden, who represents Newport East, was notified. In addition, Members of the Senedd (MS) representing the South Wales East region, Natasha Asghar, Delyth Jewell, Laura Anne Jones, and Peredur Owen Griffiths, were also notified. Jayne Bryant MS, who represents Newport West, was also informed.

- 2.12 The letters (both in Welsh and English) were sent electronically on Friday 6th June 2025.
- 2.13 Schedule 4 of The Town and Country Planning DMPWO (Amendment) 2016 lists specialist consultees who must be consulted as part of the pre-application consultation process. Please see [Table 1](#) for the full list of specialist consultees who were given requisite notice by letter (issued electronically both in Welsh and English) on Friday 6th June 2025.
- 2.14 [Appendix 3](#) contains a copy of the letter that was sent to the specialist consultees, including Ward Councillors.

Table 1 – Specialist consultees as per Schedule 4

Consultee	Reason for consulting
Newport City Planning Authority	Development will affect land in the area of the local planning authority
Newport City; Arboricultural Department	Development will affect land in the area of the local planning authority
Newport City; Environmental Health (air quality)	Development will affect land in the area of the local planning authority
Newport City; Environmental Health (noise)	Development will affect land in the area of the local planning authority
Newport City; Conservation Team	Development will affect land in the area of the local planning authority
Caerleon Neighbourhood Manager	Development will affect land in the area of the local planning authority
Newport City; Ecology	Development will affect land in the area of the local planning authority
Newport City; Landscape	Development will affect land in the area of the local planning authority
Newport City; Chief Education Officer	Development will affect land in the area of the local planning authority

Newport City; Local Highways Authority	Development will affect land in the area of the local planning authority
Dwr Cymru/Welsh Water	The site falls under the jurisdiction of Dŵr Cymru for flood risk and water supply considerations
Cadw	The application site is located in proximity of archaeologically and historically significant sites.
Glamorgan Gwent Archaeological Trust	The application site is located in proximity of archaeologically significant sites
Western Power	The proposed works could impact on the national electrical power transmission network
National Grid	The proposed works could impact on the national electrical power transmission network
Sports Council for Wales	The proposed works involve the provision of sports facilities within South Wales
Natural Resource Wales	Development is located within and may affect land in the South Wales East Region
South Wales Fire & Rescue Service	The proposed works involve the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more
Wales and West Utilities	The proposed works could impact the gas distribution network
Councillor Claire Baker-Westhead	Development will affect land in the Caerleon ward
Councillor Stephen Cocks	Development will affect land in the Caerleon ward

Councillor Jason Hughes	Development will affect land in the Caerleon ward
Jayne Bryant MS	Development will affect land in the Newport West region
Natasha Ashgar MS	Development will affect land in the South Wales East region
Delyth Jewell MS	Development will affect land in the South Wales East region
Laura Anne Jones MS	Development will affect land in the South Wales East region
Peredur Owen Griffiths MS	Development will affect land in the South Wales East region
Jessica Morden MP	Development will affect land in the Newport East region

Draft Application Documentation

- 2.15 All information which is to be submitted as part of the formal planning application was made available for the full duration of the 28-day publicity period.
- 2.16 Table 2 lists the draft planning application documentation for the proposal, which was available for consultation online and at the Caerleon Town Hall, Church Street, Caerleon, Gwent, NP18 1AW between Monday to Friday 14:00pm – 20:00pm.

Table 2 – Caerleon Comprehensive School PAC Planning Application: draft planning application documentation

No.	Document Title	Author
1	Planning Application Forms	KEW Planning

2	Covering Letter	KEW Planning
3	Planning Statement	KEW Planning
4	CB2183-CAM-XX-XX-DR-C-0500-S4-P02_Proposed Drainage Overview	Cambria Consulting
5	CB2183-CAM-XX-XX-DR-C-0501-S4-P02_Proposed Surface Water Drainage Overview	Cambria Consulting
6	CB2183-CAM-XX-XX-DR-C-0502-S4-P02_Proposed Surface Water Drainage Sheet 1	Cambria Consulting
7	CB2183-CAM-XX-XX-DR-C-0503-S4-P02_Proposed Surface Water Drainage Sheet 2	Cambria Consulting
8	CB2183-CAM-XX-XX-DR-C-0504-S4-P02_Proposed Surface Water Drainage Sheet 3	Cambria Consulting
9	CB2183-CAM-XX-XX-DR-C-0505-S2-P01_Proposed Foul Drainage Overview	Cambria Consulting
10	CB2183-CAM-XX-XX-DR-C-0506-S2-P01_Proposed Foul Drainage (Sheet 1 of 2)	Cambria Consulting
11	CB2183-CAM-XX-XX-DR-C-0507-S2-P01_Proposed Foul Drainage (Sheet 2 of 2)	Cambria Consulting
12	24-043 Caerleon Comprehensive TCP-Layout1	Steve Ambler & Sons Tree Specialists Ltd
13	24-043_Caerleon Comprehensive School_BS5837 Tree Survey & TCP. June 2024	Steve Ambler & Sons Tree Specialists Ltd
14	Archaeological Field Evaluation	The Glamorgan Gwent Archaeological Trust Ltd.
15	Caerleon Comprehensive School, Bat Emergence Survey Report ISSUED	Ecology Wales
16	Caerleon Comprehensive School, PEA Report ISSUED	Ecology Wales
17	CB2183 CAM XX ZZ DR C 0200 P1 Vehicle Tracking Fire Appliance Sheet 1	Cambria Consulting
18	CB2183 CAM XX ZZ DR C 0201 P1 Vehicle Tracking Fire Appliance Sheet 2	Cambria Consulting

19	CB2183-CAM-ZZ-XX-RP-TR-0002-P01 Transport Statement[17]	Cambria Consulting
20	CB2183-CAM-ZZ-XX-RP-TR-0003-P01 Travel Plan[42]	Cambria Consulting
21	CB2183-CAM-ZZ-XX-TN-TR-0001 Transport Note	Cambria Consulting
22	CCS-HLM-00-00-DR-L-00008-Existing Site Plan - P06	HLM Architects
23	CCS-HLM-00-DR-L-00007-Landscape GA Plan - P09	HLM Architects
24	CCS-HLM-AA-00-DR-A-00101-Block A - Ground Floor Plan - Existing-P09	HLM Architects
25	CCS-HLM-AA-XX-DR-A-00301-Block A - Main Building - Elevations - Existing-P01	HLM Architects
26	CCS-HLM-NN-00-DR-A-00111-New Block - Ground Floor Plan - P02	HLM Architects
27	CCS-HLM-NN-01-DR-A-00121-New Block - First Floor Plan - P02	HLM Architects
28	CCS-HLM-NN-R1-DR-A-00131-New Block - Roof Plan-P02	HLM Architects
29	CCS-HLM-NN-XX-DR-A-00300-New Block - Elevations-P02	HLM Architects
30	CCS-HLM-NN-ZZ-DR-A-00201-New Block - Sections - Sheet 1-P02	HLM Architects
31	CCS-HLM-NN-ZZ-DR-A-00202-New Block - Sections - Sheet 2-P02	HLM Architects
32	CCS-HLM-XX-XX-RP-A-00002-Caerleon Comprehensive School - Design and Access statement P03	HLM Architects
33	CCS-HLM-00-00-DR-A-00001-P05-Site Block Plan - Existing	HLM Architects

34	CCS-HLM-ZZ-00-DR-A-10101-P01-Demolition Plan	HLM Architects
35	CCS-HLM-00-00-DR-A-00000-P03-Red Line Boundary	HLM Architects

Website

2.17 The above suite of documents was available to view from Friday 6th June and finished on Friday 4th July 2025 at the website address shown below:

<https://www.kewplanning.co.uk/consultations/caerleon-comprehensive-school-cold-bath-road-caerleon/>

2.18 Members of the public had the possibility to submit comments, both in English and Welsh, on the proposed development by using the following methods:

- Emailing the address: info@kewplanning.co.uk
- Utilising the website contact form: <https://kewplanning.co.uk/contact-us/>
- Writing directly to KEW Planning Ltd utilising the printable consultation response form
- Calling a dedicated phone number manned by KEW Planning

2.19 The consultation response form can be found at [Appendix 4](#).

2.20 [Appendix 5](#) contains a print-out of the webpage which related to this consultation process, showing which documents were made available to the public:

- A main page explaining the overall proposal.
- Links to specific documents

Social Media

- 2.21 The Pre-Application period was published on the KEW Planning LinkedIn page to help maximise awareness of the proposal. A screenshot of this publication is provided in [Appendix 6](#).

Hard Copies of Documents

- 2.22 Any member of the public could view hard copies of the application documents at Caerleon Town Hall, Church Street, Caerleon, Gwent, NP18 1AW between Monday to Friday 14:00pm – 20:00pm for the duration of PAC.
- 2.23 Photos of the documents can be found in [Appendix 7](#).

Conclusions

- 2.24 The above details demonstrate that the level of engagement has been proportionate to the scale of the proposed development. Electronic copies of the documents were available on our website, advertised on site notices and letters, and hard copies of the documents were available to view in person. This aimed to reach out to all members of the public to inform them of the proposal for the site, showing that there has been significant communication with the public to inform them of the proposed development.

3 Review of Consultee Responses Received

- 3.1 This section of the report provides a summary of the responses received from the statutory publicity and consultees. All comments received within the 28-day consultation period specified in the notice have been considered.

Comments received via Community Consultees

- 3.2 Local residents and business were consulted and in total one (1) responses were received.

Comments received via Specialist Consultees

- 3.3 In total seven (7) responses were received from specialist consultees across the PAC exercise. [Table 3](#) and [Table 4](#) provide a summary of the responses received and the full responses can be seen in [Appendix 7](#).

Table 3 – Review of Specialist Consultees responses received during first consultation period

No.	Organisation	General Comments	How the comment has been addressed?
1	National Grid	We are aware of the works at Caerleon Comprehensive School, Cold Bath Road, Newport. There are no further actions required from or by us at this time, related to this enquiry.	No changes required.

2	Wales & West Utilities	Reference: 8150127950 Please find enclosed a copy of the requested plan and our general conditions, for your reference. Our records show those pipes owned by Wales & West Utilities (WWU) in its role as a Licensed Gas Transporter (GT). Service pipes, valves, syphons, stub connections, etc. may not be shown but their presence should be anticipated. No warranties are therefore given in respect of it. They also provide indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WWU and WWU is unable to verify this information or to confirm whether it is accurate or complete.	No changes required. Refer to Appendix 7 for attached plans.
3	Development Control – South Wales	I refer to your consultation of 06/06/2025 regarding the above planning application and advise that the Welsh Government as highway	No changes required.

		authority for the M4 trunk road does not issue a direction in respect of this application.	
4	Dwr Cymru (Welsh Water)	I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development. APPRAISAL Firstly, we note that the proposal relates to Demolition of blocks D1, D2, D3, G, H , K and L, partial demolition and repurposing of blocks A/B/C and creation of a new sports and teaching facilities at Caerleon Comprehensive School and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it	• SAB application to be submitted alongside (or prior) to the submission of the planning application. • Drainage strategy to be submitted with planning application. • Comments on the public sewer protection zones noted. Refer to Appendix 7 for supporting plans.

		does not appear an assessment has been previously undertaken of the public sewerage and watermains systems, we offer the following comments as part of our appraisal of this development. PUBLIC SEWERAGE NETWORK The proposed development site is located in the immediate vicinity of a predominantly combined public sewerage system which drains to Nash Wastewater Treatment Works (WwTW). This site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to, it appears the proposed development would be situated within the protection zone of the public sewer measured 3	
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		metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site. Our strong recommendation is that your site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Alternatively, it may be possible to divert the sewer if the developer applies under Section 185 of the Water Industry Act 1991 and we request that they contact us to discuss and consider possible solutions.	
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		Accordingly, it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of this asset and establish its relationship to the proposed development. Further information regarding Asset Protection is provided in the attached Advice & Guidance note as well as our Developer Services website, which offers guidance on building SuDS features over or near to our assets at https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems. You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In	
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		order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. SURFACE WATER DRAINAGE As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in	
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		liaison with the Lead Local Flood Authority and/or Natural Resources Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority. Please be advised that due to capacity constraints with the downstream public sewerage network, under no circumstances would we allow surface water runoff highway run-off from the proposed development to communicate directly or indirectly with the public combined sewerage system. Please note, no amount of land drainage run-off is permitted to discharge directly or indirectly into the public sewerage system. Furthermore, Planning Policy Wales (PPW) acknowledges that discharge of surface water to foul sewers is prohibited and highlights that any additional surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3). Moreover, PPW	
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		recognises the challenges faced from rainfall intensity causing surface water flooding and diffuse pollution (Para 6.6.14) along with the importance of well-maintained sewerage networks (Para 6.6.15), particularly as a result of run-off from built surfaces and the sewage discharges from overloaded sewers (Para 6.6.16). It is therefore recommended that the developer consult with Newport City Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at https://developers.dwrcymru.com/en/help-	
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		<u>advice/regulation-to-be-aware-of/sustainable-drainage-systems.</u> FOUL WATER DRAINAGE – SEWERAGE NETWORK We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system . We advise that the flows should be connected to the existing on site private drainage. Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.	
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		You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com. If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system,	
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		then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted. FOUL WATER DRAINAGE – SEWAGE TREATMENT No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site POTABLE WATER SUPPLY Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing	
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		customers' supply as demands upon our water systems change continually. I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected. Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of	
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		planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com	
5	Caerleon Civic Society	The Civic Society welcomes the project at Caerleon Comprehensive School. At this pre-application stage, the Society's main concern is about the visual impact of the new buildings on the surrounding area. The Society considers that the development of this site requires the highest quality of architecture in order to match the unique character of the location - adjacent to a long-established Conservation Area and a Scheduled Monument of national, if not international, importance. It has been argued that Caerleon should have World Heritage status. In this context any new building in this general location, public or private, needs to have outstanding quality and striking impact for users, residents and visitors. That, unfortunately, has not always been the case in the recent past. The Society is yet to be	Comments are noted. Conservation and planning officers have confirmed the visual impact of the proposals to be acceptable in the pre-application response. Additional views from the public highway are not considered necessary for officers and members to make an informed decision on the proposals.

		convinced about the visual quality of this project for the many thousands of people who pass by each year, as well, of course, the site users themselves. This project should set the 'visual bar' higher, and be an 'exemplar' for other local development in the near future. In detail, the Society has considered the Design and Access Statement and would wish to see more information, including graphics, in order to assist the decision makers, relating to the views of the proposed buildings from the surrounding public highways, paths and other land. Most visitors to the heritage sites will walk along the path adjacent to the school and this is also a frequently used route by resident walkers and cyclists. It is an important principle, established in the latest Conservation Area Appraisal, that views out of the Conservation Area and views into the Conservation Area are of equal importance to those within the area.	
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		Section 07 of the report (Facade and Materiality) includes several projected views but more are needed (with clearer images) including a close up view from the playing field; the view of the site from Cold Bath Road; and an illustration of the intended screening of the car park from the adjacent field and path.	
6	South Wales Fire & Rescue	South Wales Fire and Rescue Service have looked at the application and agree with the application. Further comment will be made at full planning application stage.	No changes required.
7	Natural Resources Wales	We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following conditions to any planning permission granted: Condition 1: Protected Sites Condition 2: Land Contamination Please note, without these conditions, we would be likely to object to the	Concerns raised can be addressed via conditions. Comments on the proposed CEMP wording are noted.

		planning application. Further details are provided below. Protected Sites The application site is situated approximately 150m from a watercourse which is likely to be hydrologically connected to the River Usk Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) approximately 450m away. Given the scale of the redevelopment and its proximity to the River Usk SAC/SSSI we would recommend to the local planning authority that the following condition regarding a Construction Environmental Management Plan (CEMP) is attached to any planning permission granted. In preparing a CEMP, we advise the applicant/developer should follow the best practice guidance set out in the Guidance for Pollution Prevention (GPP) documents NetRegs Environmental guidance. Condition No development shall take place, including any works of site clearance, until a site wide	
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		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.	
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		• 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.	
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		The CEMP shall be implemented as approved during the site preparation and construction phases of the development. Justification 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. Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) As this stage, we cannot rule out the proposal having a likely significant effect on the River Usk SAC. As such, we will advise the planning authority that the proposal will need to be considered under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). The planning authority is the Competent Authority for the purposes of the Conservation of Habitats and Species Regulations 2017. As such, they must not agree to any plan or	
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		project unless they are certain it will not adversely affect the integrity of a SAC. They should carry out a test of likely significant effects (TLSE) for the River Usk SAC, which is required under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. This test applies to impacts on the SAC from the proposed works, either alone or in combination with other plans and projects. If the test concludes there is likely to be a significant effect(s) then an Appropriate Assessment of the impacts on the SAC from the proposed works, either alone or in combination with other plans and projects, will be required. Land Contamination We note from our historical map database that a fuel tank may have been present in the northeast corner of the site. It may be useful for any future application to provide details on the tank/tanks (for example location, size, contents, type, decommissioning details). However, we consider this risk can be managed by the following planning condition being secured to any consent granted:	
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		Condition If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved. Justification To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks. European Protected Species	
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		We note that the information submitted in support of the above application ('Caerleon Comprehensive School, Newport Bat Emergence Survey Report' Issue 1 dated 5th December 2024 by Ecology Wales) has identified that bats are present at the application site. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document 'Natural Resources Wales Approach to Bats and Planning (2015)'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at	
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		the planning application stage, our comments are limited to the test relating to “demonstration of no detriment to the maintenance of the favourable conservation status of European protected species”. As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. We recommend that you discuss the need to secure any avoidance or mitigation measures with your internal ecological advisor. We advise that the works are carried out under licence. We refer you to the Chief Planning Officer’s letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site. Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application. Other Matters Please note, if	
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		further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information. The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list. In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our website for further details. Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our website.	
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Table 4 – Review of Community Consultees responses received during the consultation period

No.	Organisation	General Comments
1	Local Resident	I note the details set out in the proposal to enhance the learning environment at Caerleon Senior School. Improvements of this nature are long overdue, and I am broadly pleased that investment will be forthcoming as existing buildings have reached a point of serious decay. I have scanned most of the documentation that you have supplied, but I apologise if anything I raise below is already addressed and I have missed or misunderstood anything therein. All of my questions are community-focused rather than specific to the school. The location and traffic to and from the school has a profound impact on the lives of Caerleon residents, businesses and visitors – and I’m keen to explore if there are possible synergies from the school proposal that could also improve the wider locality? Transportation and air quality are significant issues locally, as is a desire to see the tourist benefits of the Roman history of Caerleon promoted, both proactively and commercially. TRAFFIC – Caerleon’s main thoroughfare is a narrow one-way road which is barely adequate to cope with traffic at school start and finish times. A host of other factors add to the congestion and pollution levels

		throughout the day, so any opportunity to actually reduce the amount of traffic (as a consequence of the school redevelopment) would be a welcome benefit. Apparently, 40% of students are driven to and from the senior school (the percentage is probably higher for the Charles Williams Junior School on High Street), with many travelling from Newport and Ponthir. If the proposal currently being driven by TRACS to open a railway station/halt in Caerleon (approximately 150 metres away from the Comprehensive School) reached fruition, this could give students (and staff) the opportunity to travel by train – thus easing the traffic problems in the centre of Caerleon. Can the school plans be allied to the railway station plans to achieve a joined-up solution? There's no better time for doing this. ROMAN CAERLEON – Caerleon's Roman heritage is criminally under-valued. The School is 'literally sat on a potential goldmine' given the likely existence of Roman history buried on site, and it's proximity to world-class heritage places (eg the amphitheatre, barracks and baths, as well as the museum). It would be worthwhile identifying, protecting and incorporating any Roman 'finds' as part of a serious excavation, prior to undertaking any rebuild. This might seem like a project manager and accountant's nightmare – but the bigger picture could be having the school within a visitor's tourist trail through Roman Caerleon. It would require imaginative thought, careful planning and joined-up work with other agencies (eg CADW), but Newport Council is already working on a Roman Caerleon Partnership – so the building blocks should be in place. It would be a tragedy if the need for hitting timeframes and limiting costs meant sacrificing the opportunity for proper archaeological assessment, and the evolution of a Roman Tourist Trail through Caerleon, which could incorporate the School, if properly thought through and managed. How many 'elite' fee-paying private schools would kill to be able to boast a Roman Settlement within their campus?
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		CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN – I think parents, residents and visitors would want to see a detailed and viable plan in advance of Planning being sought, setting out how construction, demolition, HGV and plant traffic movements will be operated, so as to keep everyone safe and ordinary journeys only interrupted to an acceptable degree. As I mentioned earlier, Caerleon easily becomes ‘gridlocked’ by regular traffic. Local residents have, for a number of years, had to bear the inconvenience of HGVs trundling past their homes on their way to and from the Redrow site, and, in recent times, roadworks by agencies such as Wales & West Utilities and Avonline Networks have made journeys in and around Caerleon a challenge for drivers and pedestrians, alike. The only road into the Comprehensive School is Cold Bath Road. Vehicles trying to travel in opposite directions combined with drivers trying to extricate themselves from ‘dead ends’ creates a chaotic scene at the best of times. Often there are hundreds of school pupils dodging the traffic and negotiating narrow pavements. Factoring in HGV movements and temporary traffic lights into this scenario needs very careful thought and, in practice, diligent policing.
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Response

- 3.4 No specialist consultee or members of the public raised objections to the proposed development of the site.
- 3.5 The application will be supported by a Travel Plan and Transport Assessment which explains the details of the trips and modes of transport. Pupils are encouraged to undertake active travel arrangements of walking and cycling to school. In relation to the Archaeological concerns, the school buildings were erected after this period and any remains would have been protected when the

school was originally built. A watching brief for the foundation work will be in place, to ensure any remains found are documented. There will be conditions for managing the concerns raised in relation to traffic, archaeology and construction.

4 Conclusions

- 4.1 This PAC Report demonstrates that the applicant has made every effort to ensure that the local community, local members, and statutory specialist consultees have had the opportunity to be involved in the pre-application process and throughout this consultation.
- 4.2 It is notable that the consultation undertaken was in excess of the legislative requirements, notifying every business, residential property, or other facility within a 400m consultation area in writing.
- 4.3 The consultation has raised awareness of the proposed development, as well as provide an understanding of the principle of the proposed development, the potential impact, and the benefits it will bring to the locality.
- 3.6 No objections or requests for amendments were received, only requests for conditions. Detailed comments such as water consumption information and details of SuDS features will be addressed once the design progresses to a detailed stage.
- 4.4 This PAC Report therefore demonstrates that the pre-application consultation undertaken by the applicant has met the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

Appendix 1 – Site Notices



**Town and Country Planning
(Development Management Procedure) (Wales) Order 2012**

Pre-Application Consultation Site Notice

**PUBLICITY AND CONSULTATION BEFORE APPLYING
FOR PLANNING PERMISSION**

NOTICE UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicized by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on public file.

Proposed development at (a) **Caerleon Comprehensive School, Cold Bath Road, Caerleon, Newport NP18 1NF**

I give notice that (b) **Newport Norse Ltd.**

Are intending to apply for planning permission (c) the following works: **Demolition of blocks D1 (Learning Hub), D2 (Drama), D3, G (WBQ), H (Gym), K (Conference) and L (Caretaker house), partial demolition and repurposing of blocks A/B/C (Main block) and creation of a new sports and teaching facilities**

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents

Online at (d) <https://kewplanning.co.uk/consultations/>

If you are unable to access the documents electronically you may request copies of this information by emailing (e) info@kewplanning.co.uk or by telephoning the applicant on (f) **029 21690034**. This number will take you through to the agent handling the consultation process. Their phone line will be open from **9 am to 5 pm Monday to Friday**. If the team is unable to answer your call, please leave a message on the answering machine and your call will be returned.

You may view hard copies of this information at Caerleon Town Hall, Church Street, Caerleon, Gwent, NP18 1AW between Monday to Friday 14:00pm – 20:00pm.

Anyone who wishes to make representations about this proposed development must write to the applicant / agent at (g) @kewplanning.co.uk or (h) Suite 3, 11 Cathedral Road, Cardiff, CF11 9HA by (i) **4th July 2025**.

Date: 06/06/2025

Signed:



**Kathryn Williams MRTPI
Managing Director
KEW Planning**

Hysbysiad Safle Ymgynghori Cyn Ymgeisio

CYHOEDDUSRWYDD AC YMGYNGHORI CYN YMGEISIO AM GANIATÂD CYNLLUNIO

RHYBUDD O DAN ERTHYGLAU 2C A 2D FEL Y DIWYGIR GAN ERTHYGL 2G

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI berthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn (a) **Ysgol Gyfun Caerllion, Cold Bath Road, Caerllion, Casnewydd NP18 1NF**

Rwyf yn hysbysu bod (b) **Newport Norse Ltd.**

Yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer y canlynol (c) **Dymchwel blociau D1 (Canolfan Ddysgu), D2 (Drama), D3, G (WBQ), H (Campfa), K (Cynhadledd) ac L (Tŷ'r Gofalwr), dymchwel rhannol ac ail-bwrpasu blociau A/B/C (Prif floc) a chreu cyfleusterau chwaraeon ac addysgu Newydd**

Gellwch archwilio copïau o'r canlynol:

- Y cais arfaethedig;
- Y cynlluniau; a
- Dogfennau ategol eraill

Ar-lein yn (ch) <https://kewplanning.co.uk/consultations/>.

Os na allwch gyrchu'r dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon trwy e-bostio (d) info@kewplanning.co.uk neu drwy ffonio'r ymgeisydd ar (dd) **029 21690034**. Bydd y rhif hwn yn mynd â chi drwodd i'r asiant sy'n delio â'r broses ymgynghori. Bydd y llinell ffôn ar agor rhwng **9 yb a 5yh o ddydd Llun i ddydd Gwener**. Os na all y tîm ateb eich galwad, gadewch neges ar y peiriant ateb bydd eich galwad yn cael ei dychwelyd.

Gallwch weld copïau caled o'r wybodaeth hon yn Neuadd y Dref Caerllion, Stryd yr Eglwys, Caerllion, Gwent, NP18 1AW rhwng dydd Llun a dydd Gwener 14:00pm – 20:00pm.

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr ymgeisydd / asiant yn (e) info@kewplanning.co.uk neu (f) Swît 4, 11 Cathedral Road, Cardiff, CF11 9HA (FAO Kew Planning) Erbyn (ff) **4ydd Gorffennaf 2025**.

Llofnodwyd:



Kathryn Williams
Dyddiad: 6ed Mehefin 2025
KEW Planning

Appendix 2 – Letters to Occupiers of Adjoining and Surrounding Land and Community



Suite 3
11 Cathedral Road
Cardiff
CF11 9HA
02921 690034
info@kewplanning.co.uk
[uk](http://kewplanning.co.uk)

06th June 2025,

Dear Sir/Madam,

Demolition of blocks D1 (Learning Hub), D2 (Drama), D3, G (WBQ), H (Gym), K (Conference) and L (Caretaker house), partial demolition and repurposing of blocks A/B/C (Main block) and creation of new sports and teaching facilities

We are undertaking a 28-day statutory consultation process that is required in Wales for all 'Major' applications (in accordance with the requirements set out in Part 1A of the Town & Country Planning Order 2016), and as part of this process, you can view all draft plans and planning documents online and/or in person.

As a formality (because you have been identified as a **community consultee**), we have included a copy of the statutory notice informing you of our consultation:

- **Notice 1** relates to the proposed *demolition of blocks D1 (Learning Hub), D2 (Drama), D3, G (WBQ), H (Gym), K (Conference) and L (Caretaker house), partial demolition and repurposing of blocks A/B/C (Main block) and creation of a new sports and teaching facilities*

You can find more information about the project on our website, which has electronic copies of the planning application and can be found here <https://kewplanning.co.uk/consultations/>.

You can get in touch by emailing info@kewplanning.co.uk or calling **029 21690034**. This will put you in touch with the agent who is helping to organise the consultation. If no one is available to take your call, please leave a message and they will get back to you as soon as possible.

You can give your feedback by completing the consultation form at <https://kewplanning.co.uk/consultations> by writing to Kew Planning Ltd at the address at the top of this letter or by emailing info@kewplanning.co.uk. The consultation runs until **July 4th** so please ensure your feedback is with us by then.

We look forward to hearing from you.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Kathryn Williams', is positioned above a horizontal line.

Kathryn Williams MRTPI
Managing Director
KEW Planning

SCHEDULE 1B

ARTICLE 4.(4)

Pre-application Notices

SCHEDULE 1B Articles 2C and 2D

PUBLICITY AND CONSULTATION BEFORE APPLY FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2C AND 2D**

Purpose of this notice: this notice provides the opportunity to comment on directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority (LPA). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to the notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at (a) **Caerleon Comprehensive School, Cold Bath Road, Caerleon, Newport NP18 1NF**

I give notice that (b) **Newport Norse Ltd.**

Are intending to apply for planning permission (c) the following works: **Demolition of blocks D1 (Learning Hub), D2 (Drama), D3, G (WBQ), H (Gym), K (Conference) and L (Caretaker house), partial demolition and repurposing of blocks A/B/C (Main block) and creation of a new sports and teaching facilities**

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at (d) <https://kewplanning.co.uk/consultations/>.

If you are unable to access the documents electronically you may request copies of this information by emailing (e) info@kewplanning.co.uk or by telephoning the applicant on (f) **029 21690034**. This number will take you through to the agent handling the consultation process. Their phone line will be open from **9 am to 5 pm Monday to Friday**. If the team is unable to answer your call, please leave a message on the answering machine and your call will be returned.

You may view hard copies of this information at Caerleon Town Hall, Church Street, Caerleon, Gwent, NP18 1AW between Monday to Friday 14:00pm – 20:00pm.

Anyone who wishes to make representations about this proposed development must write to the applicant / agent at (g) info@kewplanning.co.uk or (h) Suite 3, 11 Cathedral Road, Cardiff, CF11 9HA by (i) **July 4th 2025**.

Signed:



Kathryn Williams MRTPI

Managing Director

KEW Planning



Suite 3
11 Cathedral Road
Cardiff
CF11 9HA
02921 690034
info@kewplanning.co.uk
[uk](http://kewplanning.co.uk)

6ed Mehefin

Annwyl Syr / Fadam,

Dymchwel blociau D1 (Canolfan Ddysgu), D2 (Drama), D3, G (WBQ), H (Campfa), K (Cynhadledd) ac L (Tŷ'r Gofalwr), dymchwel rhannol ac ail-bwrpasu blociau A/B/C (Prif floc) a chreu cyfleusterau chwaraeon ac addysgu Newydd

Rydym nawr yn cynnal ymgynghoriad cyn ymgeisio ar ddarparu adeilad newydd ar safle Canolfan Casnewydd, 1 Ffordd y Brenin, ar gyfer arwynebedd llawr hyblyg.

Rydym yn cynnal proses ymgynghori statudol 28 diwrnod, sy'n ofynnol yng Nghymru ar gyfer pob cais 'Mawr' (yn unol â'r gofynion a nodir yn Rhan 1A o Orchymyn Cynllunio Gwlad a Thref 2016), ac fel rhan o'r broses hon, gallwch weld yr holl gynlluniau drafft a'r dogfennau cynllunio ar-lein neu yn bersonol.

Fel ffurfioldeb (oherwydd eich bod wedi'ch adnabod fel **ymgyngorydd cymunedol**), rydym wedi cynnwys copi o'r hysbysiad statudol yn eich hysbysu o'n hymgyngoriad:

- **Mae Hysbysiad 1** yn ymwneud â'r bwriad i ddymchwel blociau D1 (Canolfan Ddysgu), D2 (Drama), D3, G (WBQ), H (Campfa), K (Cynhadledd) ac L (Tŷ'r Gofalwr), dymchwel rhannol ac ailbwrpasu blociau A/B/C (Prif floc) a chreu cyfleusterau chwaraeon ac addysgu newydd

Gallwch ddod o hyd i ragor o wybodaeth am y prosiect ar ein gwefan, sydd â chopïau electronig o'r cais cynllunio ac sydd i'w gweld yma <https://kewplanning.co.uk/consultations/>.

Gallwch weld copïau caled o'r wybodaeth hon yn Neuadd y Dref Caerllion, Stryd yr Eglwys, Caerllion, Gwent, NP18 1AW rhwng dydd Llun a dydd Gwener 14:00pm – 20:00pm.

Gallwch gysylltu trwy e-bostio info@kewplanning.co.uk neu ffonio **029 21690034**. Bydd hyn yn eich rhoi mewn cysylltiad â'r asiant sy'n helpu i drefnu'r ymgynghoriad. Os nad oes

unrhyw un ar gael i ateb eich galwad, gadewch neges a byddant yn cysylltu â chi cyn gynted â phosibl.

Gallwch rannu eich adborth trwy lenwi'r ffurflen ymgynghori ar <https://kewplanning.co.uk/consultations> drwy ysgrifennu at KEW Planning Ltd i'r cyfeiriad ar frig y llythyr hwn neu drwy e-bostio info@kewplanning.co.uk. Mae'r ymgynghoriad yn para tan **4ydd Gorffennaf 2025** felly gwnewch yn siŵr bod eich adborth gyda ni erbyn hynny.

Edrychwn ymlaen at glywed gennych.

Yn gywir,



Kathryn Williams MRTPI
Managing Director
KEW Planning

ATODLEN 1B ERTHYGL 4. (4)

Hysbysiadau cyn ymgeisio

ATODLEN 1B Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN YMGEISIO AM GANIATÁU CYNLLUNIO

Gorchymyn Cynllunio Tref a Gwlad (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN YMGEISIO AM HYSBYSIAD CANIATÁU CYNLLUNIO DAN ERTHYGLAU 2C A 2D

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI berthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn (a) **Ysgol Gyfun Caerllion, Cold Bath Road, Caerllion, Casnewydd NP18 1NF**

Rwyf yn hysbysu bod (b) **Newport Norse Ltd.**

Yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer y canlynol (c) **Dymchwel blociau D1 (Canolfan Ddysgu), D2 (Drama), D3, G (WBQ), H (Campfa), K (Cynhadledd) ac L (Tŷ'r Gofalwr), dymchwel rhannol ac ail-bwrpasu blociau A/B/C (Prif floc) a chreu cyfleusterau chwaraeon ac addysgu Newydd**

Gellwch archwilio copïau o'r canlynol:

- Y cais arfaethedig;
- Y cynlluniau; a
- Dogfennau ategol eraill

Ar-lein yn (ch) <https://kewplanning.co.uk/consultations/>

Os na allwch gyrchu'r dogfennau yn electronig gallwch ofyn am gopiâu o'r wybodaeth hon trwy e-bostio (d) info@kewplanning.co.uk neu drwy ffonio'r ymgeisydd ar (dd) **029 21690034**. Bydd y rhif hwn yn mynd â chi drwodd i'r asiant sy'n delio â'r broses ymgynghori. Bydd y llinell ffôn ar agor rhwng **9 yb a 5yh o ddydd Llun i ddydd Gwener**. Os na all y tîm ateb eich galwad, gadewch neges ar y peiriant ateb bydd eich galwad yn cael ei dychwelyd.

Gallwch weld copiâu caled o'r wybodaeth hon yn Neuadd y Dref Caerllion, Stryd yr Eglwys, Caerllion, Gwent, NP18 1AW rhwng dydd Llun a dydd Gwener 14:00pm – 20:00pm.

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr ymgeisydd / asiant yn (e) info@kewplanning.co.uk neu (f) Suite 3, 11 Cathedral Road, Cardiff, CF11 9HA erbyn (ff) **4ydd Gorffennaf 2025**.

Llofnodwyd:



Kathryn Williams MRTPI
Managing Director
KEW Planning

Appendix 3 – Letters to Specialist Consultees



Suite 3
11 Cathedral Road
Cardiff
CF11 9HA
02921 690034
info@kewplanning.co.uk

06th June 2025

Dear Sir / Madam,

Demolition of blocks D1 (Learning Hub), D2 (Drama), D3, G (WBQ), H (Gym), K (Conference) and L (Caretaker house), partial demolition and repurposing of blocks A/B/C (Main block) and creation of a new sports and teaching facilities

We are now undertaking pre-application consultation on the proposed demolition of blocks D1 (Learning Hub), D2 (Drama), D3, G (WBQ), H (Gym), K (Conference) and L (Caretaker house), partial demolition and repurposing of blocks A/B/C (Main block) and creation of a new sports and teaching facilities at Caerleon Comprehensive School, Cold Bath Road, Caerleon, Newport NP18 1NF.

We are undertaking a 28-day statutory consultation process, that is required in Wales for all 'Major' applications (in accordance with the requirements set out in Part 1A of the Town & Country Planning Order 2016), and as part of this process, you can view the draft plans and planning documents online and/or in person.

As a formality (because you have been identified as a **specialist consultee**), we have included a copy of the statutory notice informing you of our consultation:

- **Notice 1** relates to the proposed Demolition of blocks D1 (Learning Hub), D2 (Drama), D3, G (WBQ), H (Gym), K (Conference) and L (Caretaker house), partial demolition and repurposing of blocks A/B/C (Main block) and creation of a new sports and teaching facilities

You can find more information about the project on our website, which has electronic copies of the planning application and can be found here <https://kewplanning.co.uk/consultations/>

If you do not have internet access, you may view hard copies of this information at Caerleon Town Hall, Church Street, Caerleon, Gwent, NP18 1AW between Monday to Friday 14:00pm – 20:00pm.

You can get in touch by emailing Info@KEWPlanning.co.uk or calling **029 2169 0034**. This will put you in touch with the agent who is helping to organise the consultation. If no one is available to take your call, please leave a message and they will get back to you as soon as possible.

You can give your feedback by completing the consultation form at <https://kewplanning.co.uk/consultations> by writing to KEW Planning Ltd at the address at the top of this letter or by emailing info@kewplanning.co.uk. The consultation runs until **4th July 2025** so please ensure your feedback is with us by then.

We look forward to hearing from you.

Yours faithfully,



Kathryn Williams MRTPI
Managing Director
KEW Planning

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and in line with The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment Order) has been made to enable the PAC process to take place and allow the subsequent submission of major development planning applications.

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D as modified by Article 2G of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at (a) **Caerleon Comprehensive School, Cold Bath Road, Caerleon, Newport NP18 1NF**

I give notice that (b) **Newport Norse Ltd.**

Is intending to apply for planning permission for the following works (c): **Demolition of blocks D1 (Learning Hub), D2 (Drama), D3, G (WBQ), H (Gym), K (Conference) and L (Caretaker house), partial demolition and repurposing of blocks A/B/C (Main block) and creation of a new sports and teaching facilities**

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at (d) <https://kewplanning.co.uk/consultations/>

If you are unable to access the documents electronically you may request copies of this information by emailing (e) Info@kewplanning.co.uk or by telephoning the applicant on (f) **029 2169 0034**. This number will take you through to the agent undertaking the

consultation process. Their phone line will be open from **9am to 5pm Monday to Friday**. If the team is unable to answer your call, please leave a message on the answering machine and your call will be returned.

If you do not have internet access, hard copies of the planning application and associated documents will be available to view at Caerleon Town Hall, Church Street, Caerleon, Gwent, NP18 1AW between Monday to Friday 14:00pm – 20:00pm.

Anyone who wishes to make representations about this proposed development must write to the applicant / agent at (g) Info@kewplanning.co.uk or (h) Suite 3, 11 Cathedral Road, Cardiff, CF11 9HA.

By (i) **4th July 2025**

Signed:

A handwritten signature in black ink, appearing to read 'Kathryn Williams', is written over a light blue rectangular background.

Kathryn Williams MRTPI
Managing Director
KEW Planning

6ed Mehefin 2025

Annwyl Syr / Fadam,

Dymchwel blociau D1 (Canolfan Ddysgu), D2 (Drama), D3, G (WBQ), H (Campfa), K (Cynhadledd) ac L (Tŷ'r Gofalwr), dymchwel rhannol ac ail-bwrpasu blociau A/B/C (Prif floc) a chreu cyfleusterau chwaraeon ac addysgu Newydd

Rydym nawr yn cynnal ymgynghoriad cyn ymgeisio ar y bwriad i ehangu'r cyfleuster Ortho Clinical Diagnostics presennol ym Mhen-coed i ddarparu adeilad rhan tri a rhan ddeulawr i'r gorllewin o'r safle a maes parcio newydd.

Rydym yn cynnal proses ymgynghori statudol 28 diwrnod, sy'n ofynnol yng Nghymru ar gyfer pob cais 'Mawr' (yn unol â'r gofynion a nodir yn Rhan 1A o Orchymyn Cynllunio Gwlad a Thref 2016), ac fel rhan o'r broses hon, gallwch weld yr holl gynlluniau drafft a'r dogfennau cynllunio ar-lein neu yn bersonol.

Fel ffurfioldeb (oherwydd eich bod wedi'ch adnabod fel **ymgyngorydd arbenigol**), rydym wedi cynnwys copi o'r hysbysiad statudol yn eich hysbysu o'n hymgyngoriad:

- **Mae Hysbysiad 1** yn ymwneud â'r bwriad i ddymchwel blociau D1 (Canolfan Ddysgu), D2 (Drama), D3, G (WBQ), H (Campfa), K (Cynhadledd) ac L (Tŷ'r Gofalwr), dymchwel rhannol ac ailbwrpasu blociau A/B/C (Prif floc) a chreu cyfleusterau chwaraeon ac addysgu newydd

Gallwch ddod o hyd i ragor o wybodaeth am y prosiect ar ein gwefan, sydd â chopïau electronig o'r cais cynllunio ac sydd i'w gweld yma <https://kewplanning.co.uk/consultations/>

Gallwch weld copïau caled o'r wybodaeth hon yn Neuadd y Dref Caerllion, Stryd yr Eglwys, Caerllion, Gwent, NP18 1AW rhwng dydd Llun a dydd Gwener 14:00pm – 20:00pm.

Gallwch gysylltu trwy e-bostio info@kewplanning.co.uk neu ffonio 029 2169 0034. Bydd hyn yn eich rhoi mewn cysylltiad â'r asiant sy'n helpu i drefnu'r ymgynghoriad. Os nad oes unrhyw un ar gael i ateb eich galwad, gadewch neges a byddant yn cysylltu â chi cyn gynted â phosibl.

Gallwch rannu eich adborth trwy lenwi'r ffurflen ymgynghori ar <https://kewplanning.co.uk/consultations> drwy ysgrifennu at KEW Planning Ltd i'r cyfeiriad ar frig y llythyr hwn neu drwy e-bostio info@kewplanning.co.uk. Mae'r ymgynghoriad yn para tan **4ydd Gorffennaf 2025** felly gwnewch yn siŵr bod eich adborth gyda ni erbyn hynny.

Edrychwn ymlaen at glywed gennych.

Yn gywir,



Kathryn Williams MRTPI
Managing Director
KEW Planning

ATODLEN 1C ERTHYGL 2D

YMGYNGHORI CYN YMGEISIO AM GANIATÂU CYNLLUNIO

Gorchymyn Cynllunio Tref a Gwlad (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

YMGYNGHORI CYN YMGEISIO AM HYSBYSIAD CANIATÂD CYNLLUNIO DAN ERTHYGL 2D i'w gyflwyno i ymgynghorwyr arbenigol, fel y'i diffinnir gan erthygl 2 (1) o Orchymyn Cynllunio Tref a Gwlad (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 ac yn unol â'r Ceisiadau Cynllunio (Dros Dro) Gwnaed Gorchymyn Addasu ac Anghymhwyso) (Cymru) (Coronafirws) 2020 ("y Gorchymyn Diwygio) i alluogi'r broses PAC i ddigwydd a chaniatáu cyflwyno ceisiadau cynllunio datblygu mawr yn dilyn hynny.

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb ymgynghoriad cyn ymgeisio o dan erthygl 2D fel y'i haddaswyd gan Erthygl 2G o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig yn (a) **Ysgol Gyfun Caerllion, Cold Bath Road, Caerllion, Casnewydd NP18 1NF**

Rwy'n rhoi rhybudd (b) **Newport Norse Ltd.**

Yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer y gwaith canlynol (c): **Dymchwel blociau D1 (Canolfan Ddysgu), D2 (Drama), D3, G (WBQ), H (Campfa), K (Cynhadledd) ac L (Tŷ'r Gofalwr), dymchwel rhannol ac ail-bwrpasu blociau A/B/C (Prif bloc) a chreu cyfleusterau chwaraeon ac addysgu Newydd**

Gallwch archwilio copïau o:

- Y cais arfaethedig;
- Y cynlluniau; a
- Dogfennau ategol eraill

Ar-lein yn (ch) <https://kewplanning.co.uk/consultations/>

Os na allwch gyrchu'r dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon trwy e-bostio (d) Info@kewplanning.co.uk neu drwy ffonio'r ymgeisydd ar (dd) **029 2169 0034**. Bydd y rhif hwn yn mynd â chi drwedd i'r asiant sy'n delio â'r broses ymgynghori. Bydd y llinell

ffôn ar agor rhwng **9 am a 5pm o ddydd Llun i ddydd Gwener**. Os na all y tîm ateb eich galwad, gadewch neges ar y peiriant ateb bydd eich galwad yn cael ei dychwelyd.

Gallwch weld copïau caled o'r wybodaeth hon yn Neuadd y Dref Caerllion, Stryd yr Eglwys, Caerllion, Gwent, NP18 1AW rhwng dydd Llun a dydd Gwener 14:00pm – 20:00pm.

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr ymgeisydd / asiant yn (e) Info@KEWPlanning.co.uk neu (f) Suite 3, 11 Cathedral Road, Cardiff, CF11 9HA erbyn (ff) **4ydd Gorffennaf 2025**.

Llofnodwyd:



Kathryn Williams MRTPI
Managing Director
KEW Planning

Appendix 4 – Consultation Response Form

Pre-Application Consultation Response Form

Application Site: Caerleon Comprehensive School, Cold Bath Road, Caerleon, Newport, NP18 1NF

Description of Development: “Demolition of blocks D1 (Learning Hub), D2 (Drama), D3, G (WBQ), H (Gym), K (Conference) and L (Caretaker house), partial demolition and repurposing of blocks A/B/C (Main block) and creation of new sports and teaching facilities”

Name: (optional)

Address: (optional)

Reason(s) for your interest in the proposed development:

Please select one of the following options:

I am in favour of the proposed development

☐

I am neither in favour nor against the proposed development

☐

I am against the proposed development

☐

Reason(s) for choice:

Signed (Optional):

Date:

Upon completion, please return this form by post or email by **4th July 2025** to:

KEW Planning Ltd | Suite 3, 11 Cathedral Road | Cardiff | CF11 9HA
info@kewplanning.co.uk

Ffurflen ymateb i'r ymgynghoriad cyn gwneud cais cynllunio

Safle Cais: Ysgol Gyfun Caerllion, Cold Bath Road, Caerllion, Casnewydd, NP18 1NF

Disgrifiad o'r datblygiad: "Dymchwel blociau D1 (Canolfan Ddysgu), D2 (Drama), D3, G (WBQ), H (Campfa), K (Cynhadledd) ac L (Tŷ'r Gofalwr), dymchwel rhannol ac ail-bwrpasu blociau A/B/C (Prif floc) a chreu cyfleusterau chwaraeon ac addysgu Newydd"

Enw: (Opsynol)

Cyfeiriad: (Opsynol)

Rheswm / Rhesymau am eich diddordeb yn y datblygiad arfaethedig:

Dewiswch un o'r opsiynau canlynol os gwelwch yn dda:

Rwyf o blaid y datblygiad arfaethedig

☐

Nid wyf o blaid nac yn erbyn y datblygiad arfaethedig

☐

Rwyf yn erbyn y datblygiad arfaethedig

☐

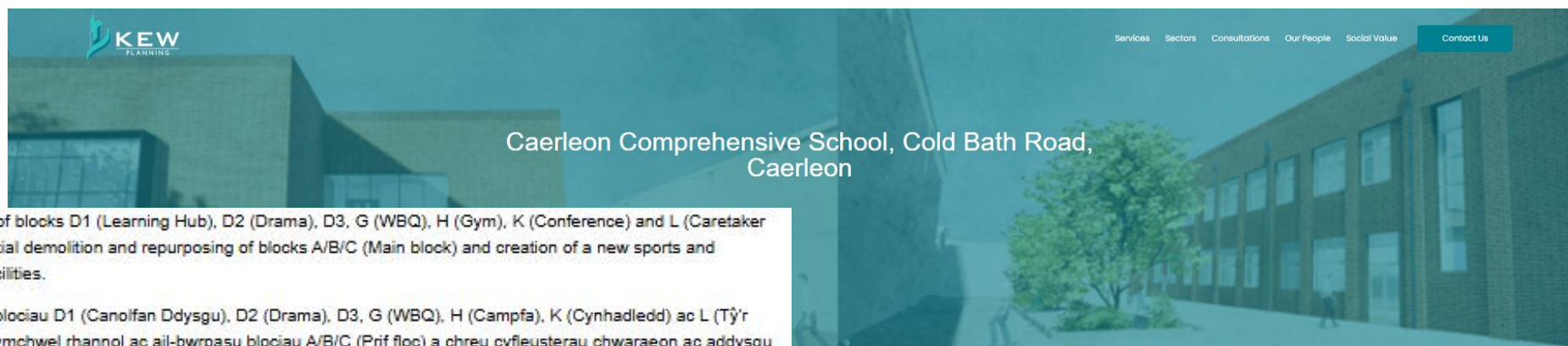
Rheswm / Rhesymau am eich dewis

Arwyddwyd (Opsynol):

Dyddiad:

Dylid dychwelyd y ffurflen hon drwy'r post neu e-bost erbyn **4ydd Gorffennaf 2025** i:

Appendix 5 – Consultation Website



Demolition of blocks D1 (Learning Hub), D2 (Drama), D3, G (WBQ), H (Gym), K (Conference) and L (Caretaker house), partial demolition and repurposing of blocks A/B/C (Main block) and creation of a new sports and teaching facilities.

Dymchwel blociau D1 (Canolfan Ddysgu), D2 (Drama), D3, G (WBQ), H (Campfa), K (Cynhadledd) ac L (Tŷ'r Gofalwr), dymchwel rhannol ac ail-bwrpasu blociau A/B/C (Prif bloc) a chreu cyfleusterau chwaraeon ac addysgu Newydd yn Ysgol Gyfun Caerllion, Cold Bath Road, Caerllion, Casnewydd NP18 1NF.



This is notification of commencement of the Pre-Application Consultation Stage, in line with the statutory requirements of the Planning (Wales) Act 2015. The date of commencement is 6th June 2025, and all responses must be received by **July 4th 2025**.

What are the proposals:

The proposal relates to the Demolition of blocks D1 (Learning Hub), D2 (Drama), D3, G (WBQ), H (Gym), K (Conference) and L (Caretaker house), partial demolition and repurposing of blocks A/B/C (Main block) and creation of new sports and teaching facilities at Caerleon Comprehensive School, Cold Bath Road, Caerleon, Newport NP18 1NF.

Following this consultation, a full planning application will be submitted for consideration by the Local Planning Authority.

Cymraeg

Dyma hysbysiad o gychwyn y Cyfnod Ymgynghori Cyn Ymgeisio, yn unol â gofynion statudol Deddf Cynllunio (Cymru) 2015. Y dyddiad cychwyn yw 6ed Mehefin 2025, a rhaid derbyn pob ymateb erbyn **4ydd Gorffennaf 2025**.

Beth yw'r cynigion?

Mae'r cynnig yn ymwneud â dymchwel blociau D1 (Canolfan Ddysgu), D2 (Drama), D3, G (Cymwysterau Bagloriaeth Cymru), H (Campfa), K (Cynhadledd) ac L (Tŷ'r Gofalwr), dymchwel rhannol ac ail-bwrpasu blociau A/B/C (Prif bloc) a chreu cyfleusterau chwaraeon ac addysgu newydd yn Ysgol Gyfun Caerllion, Cold Bath Road, Caerllion, Casnewydd NP18 1NF.

Yn dilyn yr ymgynghoriad hwn, bydd cais cynllunio llawn yn cael ei gyflwyno i'w ystyried gan yr Awdurdod Cynllunio Lleol.

Pre-Application Consultation Documents / Dogfennau Ymgynghori Cyn Ymgeisio:

Item	Description	Author
1	Planning Application Forms Ffurflenni Cais Cynllunio	KEW Planning
2	Covering Letter Llythyr eglurhaol	KEW Planning
3	Planning Statement Datganiad Cynllunio	KEW Planning
4	CB2183-CAM-XX-XX-DR-C-0500-S4-P02_Proposed Drainage Overview	Cambria Consulting
5	CB2183-CAM-XX-XX-DR-C-0501-S4-P02_Proposed Surface Water Drainage Overview	Cambria Consulting
6	CB2183-CAM-XX-XX-DR-C-0502-S4-P02_Proposed Surface Water Drainage Sheet 1	Cambria Consulting
7	CB2183-CAM-XX-XX-DR-C-0503-S4-P02_Proposed Surface Water Drainage Sheet 2	Cambria Consulting
8	CB2183-CAM-XX-XX-DR-C-0504-S4-P02_Proposed Surface Water Drainage Sheet 3	Cambria Consulting
9	CB2183-CAM-XX-XX-DR-C-0505-S2-P01_Proposed Foul Drainage Overview	Cambria Consulting
10	CB2183-CAM-XX-XX-DR-C-0506-S2-P01_Proposed Foul Drainage (Sheet 1 of 2)	Cambria Consulting
11	CB2183-CAM-XX-XX-DR-C-0507-S2-P01_Proposed Foul Drainage (Sheet 2 of 2)	Cambria Consulting
12	24-043 Caerleon Comprehensive TCP-Layout	Steve Ambler & Sons Tree Specialists Ltd
13	24-043_Caerleon Comprehensive School_BS5837 Tree Survey & TCP. June 2024	Steve Ambler & Sons Tree Specialists Ltd
14	Archaeological Field Evaluation	The Glamorgan Gwent Archaeological Trust Ltd.

15	Caerleon Comprehensive School, Bat Emergence Survey Report ISSUED	Ecology Wales
16	Caerleon Comprehensive School, PEA Report ISSUED	Ecology Wales
17	CB2183 CAM XX ZZ DR C 0200 P1 Vehicle Tracking Fire Appliance Sheet 1	Cambria Consulting
18	CB2183 CAM XX ZZ DR C 0201 P1 Vehicle Tracking Fire Appliance Sheet 2	Cambria Consulting
19	CB2183-CAM-ZZ-XX-RP-TR-0002-P01 Transport Statement[17]	Cambria Consulting
20	CB2183-CAM-ZZ-XX-RP-TR-0003-P01 Travel Plan[42]	Cambria Consulting
21	CB2183-CAM-ZZ-XX-TN-TR-0001 Transport Note	Cambria Consulting
22	CCS-HLM-00-00-DR-L-00008-Existing Site Plan – P06	HLM Architects
23	CCS-HLM-00-DR-L-00007-Landscape GA Plan – P09	HLM Architects
24	CCS-HLM-AA-00-DR-A-00101-Block A – Ground Floor Plan – Existing-P09	HLM Architects
25	CCS-HLM-AA-XX-DR-A-00301-Block A – Main Building – Elevations – Existing-P01	HLM Architects
26	CCS-HLM-NN-00-DR-A-00111-New Block – Ground Floor Plan – P02	HLM Architects
27	CCS-HLM-NN-01-DR-A-00121-New Block – First Floor Plan – P02	HLM Architects
28	CCS-HLM-NN-R1-DR-A-00131-New Block – Roof Plan-P02	HLM Architects
29	CCS-HLM-NN-XX-DR-A-00300-New Block – Elevations-P02	HLM Architects
30	CCS-HLM-NN-ZZ-DR-A-00201-New Block – Sections – Sheet 1-P02	HLM Architects
31	CCS-HLM-NN-ZZ-DR-A-00202-New Block – Sections – Sheet 2-P02	HLM Architects
32	CCS-HLM-XX-XX-RP-A-00002-Caerleon Comprehensive School – Design and Access statement P03	HLM Architects
33	CCS-HLM-00-00-DR-A-00001-P05-Site Block Plan – Existing	HLM Architects
34	CCS-HLM-ZZ-00-DR-A-10101-P01-Demolition Plan	HLM Architects
35	CCS-HLM-00-00-DR-A-00000-P03-Red Line Boundary	HLM Architects

How do I let you know what I think?

How do I let you know what I think?

Email: info@kewplanning.co.uk

Writing: Suite 3, 11 Cathedral Road, Cardiff, CF11 9HA

[Click here for an online form \(English\)](#)

Telephone: 029 21690034*

*This number will take you through to KEW Planning, who are assisting with our consultation process. If no one is available to take your call, please leave a message and they will get back to you as soon as possible.

Please submit your comments by July 4th, 2025.

Hard copies of the Pre-Application Consultation Documents

You may view hard copies of this information at Caerleon Town Hall, Church Street, Caerleon, Gwent, NP18 1AW between Monday to Friday 14:00pm – 20:00pm.

Sut ydw i'n rhoi gwybod i chi beth rydw i'n ei feddwl?

Ebost: info@kewplanning.co.uk

Ysgrifennu: Swit 3, 11 Cathedral Road, Caerdydd, CF11 9HA

[Cliciwch yma am ffurflen ar-lein.](#)

Rhif ffôn: 029 21690034*

*Bydd y rhif hwn yn mynd â chi drwodd i KEW Planning, sy'n cynorthwyo gyda'n proses ymgynghori. Os nad oes unrhyw un ar gael i ateb eich galwad, gadewch neges a byddant yn cysylltu â chi cyn gynted â phosibl.

Cyflwynwch eich sylwadau erbyn 4ydd Gorffennaf 2025

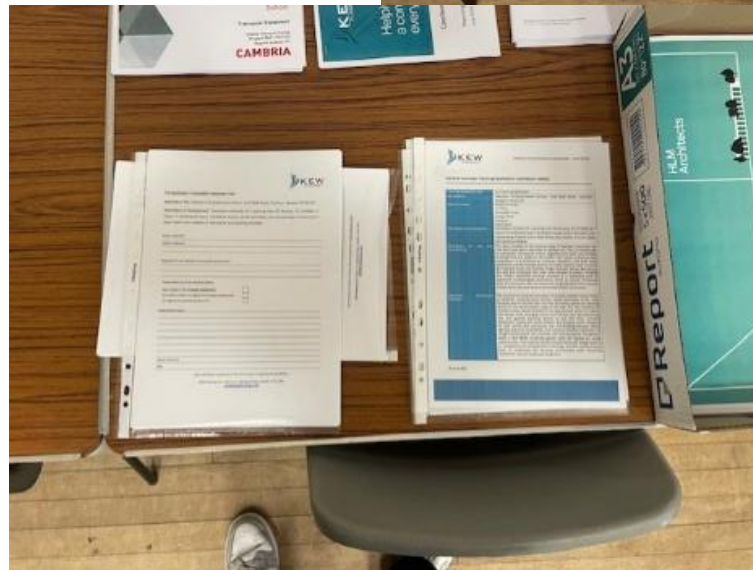
Copïau caled o'r Cais Cynllunio

Gallwch weld copïau caled o'r wybodaeth hon yn Neuadd y Dref Caerllion, Stryd yr Eglwys, Caerllion, Gwent, NP18 1AW rhwng dydd Llun a dydd Gwener 14:00pm – 20:00pm.

Appendix 6 – Social Media (LinkedIn)



Appendix 7 – Hard copies of PAC documents



Appendix 8 – Full Responses from Specialist Consultees

National Grid

Thank you for acknowledging us.

We are aware of the works at Caerleon Comprehensive School, Cold Bath Road, Newport.
There are no further actions required from or by us at this time, related to this enquiry.

If you need further assistance, please do not hesitate to contact us.

Kind regards

Network Services (South Wales) / Distribution - East Wales
nationalgrid

Civic Society

Hello,

I am replying to the consultation via email as the online consultation form does not allow me to type any content.

The Civic Society's main aim is to protect Caerleon's environment and promote its improvement.

The Society has existed for 50 years and it regularly responds to consultations by developers, the Local Planning Authority and others.

The Civic Society welcomes the project at Caerleon Comprehensive School.

At this pre-application stage, the Society's main concern is about the visual impact of the new buildings on the surrounding area. The Society considers that the development of this site requires the highest quality of architecture in order to match the unique character of the location - adjacent to a long-established Conservation Area and a Scheduled Monument of national, if not international, importance. It has been argued that Caerleon should have World Heritage status. In this context any new building in this general location, public or private, needs to have outstanding quality and striking impact for users, residents and visitors. That, unfortunately, has not always been the case in the recent past. The Society is yet to be convinced about the visual quality of this project for the many thousands of people who pass by each year, as well, of course, the site users themselves. This project should set the 'visual bar' higher, and be an 'exemplar' for other local development in the near future.

In detail, the Society has considered the Design and Access Statement and would wish to see more information, including graphics, in order to assist the decision makers, relating to the views of the proposed buildings from the surrounding public highways, paths and other land. Most visitors to the heritage sites will walk along the path adjacent to the school and this is also a frequently used route by resident walkers and cyclists. It is an important principle, established in the latest Conservation Area Appraisal, that views out of the Conservation Area and views into the Conservation Area are of equal importance to those within the area.

Section 07 of the report (Facade and Materiality) includes several projected views but more are needed (with clearer images) including a close up view from the playing field; the view of the site from Cold Bath Road; and an illustration of the intended screening of the car park from the adjacent field and path.

regards,

Wales and West Utilities

Good Morning,

Reference: 8150127950

Please find enclosed a copy of the requested plan and our general conditions, for your reference.

Our records show those pipes owned by Wales & West Utilities (WWU) in its role as a Licensed Gas Transporter (GT). Service pipes, valves, syphons, stub connections, etc. may not be shown but their presence should be anticipated. No warranties are therefore given in respect of it. They also provide indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WWU and WWU is unable to verify this information or to confirm whether it is accurate or complete.

The plan must be printed in A3 size and will also need to be produced in colour. If this is not possible, we can send you a hard copy if requested. Let me know if you require any further assistance.

Regards



Wales & West House | Spooner Close | Celtic Springs |
Newport | NP10 8FZ

Development Control – Welsh Government

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012:

Caerleon Comprehensive School, Cold Bath Road, Caerleon

Demolition of blocks D1 (Learning Hub), D2 (Drama), D3, G (WBQ), H (Gym), K (Conference) and L (Caretaker house), partial demolition and repurposing of blocks A/B/C (Main block) and creation of a new sports and teaching facilities

I refer to your consultation of 06/06/2025 regarding the above planning application and advise that the Welsh Government as highway authority for the M4 trunk road does not issue a direction in respect of this application.

If you have any further queries, please forward to the following Welsh Government Mailbox
lgc_development_control-south@gov.wales

Yours faithfully

NRW

Ein cyf/Our ref: CAS-282251-B7D8
Eich cyf/Your ref:-

Kew Planning
Suite 3
11 Cathedral Road
Cardiff
CF11 9HA

info@kewplanning.co.uk

Dyddiad/Date: 04 July 2025

Annwyl Syr/Madam/Dear Sir/Madam,

**STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012
AS AMENDED**

**BWRIAD/PROPOSAL: DEMOLITION OF BLOCKS D1 (LEARNING HUB), D2 (DRAMA),
D3, G (WBQ), H (GYM), K (CONFERENCE) AND L (CARETAKER HOUSE), PARTIAL
DEMOLITION AND REPURPOSING OF BLOCKS A/B/C (MAIN BLOCK) AND
CREATION OF A NEW SPORTS AND TEACHING FACILITIES.**

**LLEOLIAD/LOCATION: CAERLEON COMPREHENSIVE SCHOOL, COLD BATH
ROAD, CAERLEON, NEWPORT**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 06 June 2025.

We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following conditions to any planning permission granted:

Condition 1: Protected Sites

Condition 2: Land Contamination

Please note, without these conditions, we would be likely to object to the planning application. Further details are provided below.

Protected Sites

The application site is situated approximately 150m from a watercourse which is likely to be hydrologically connected to the River Usk Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) approximately 450m away.

Given the scale of the redevelopment and its proximity to the River Usk SAC/SSSI we would recommend to the local planning authority that the following condition regarding a Construction Environmental Management Plan (CEMP) is attached to any planning permission granted. In preparing a CEMP, we advise the applicant/developer should follow the best practice guidance set out in the [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance](#).

Condition

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.

Justification: 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.

Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended)

As this stage, we cannot rule out the proposal having a likely significant effect on the River Usk SAC. As such, we will advise the planning authority that the proposal will need to be considered under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

The planning authority is the Competent Authority for the purposes of the Conservation of Habitats and Species Regulations 2017. As such, they must not agree to any plan or project unless they are certain it will not adversely affect the integrity of a SAC.

They should carry out a test of likely significant effects (TLSE) for the River Usk SAC, which is required under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. This test applies to impacts on the SAC from the proposed works, either alone or in combination with other plans and projects.

If the test concludes there is likely to be a significant effect(s) then an Appropriate Assessment of the impacts on the SAC from the proposed works, either alone or in combination with other plans and projects, will be required.

Land Contamination

We note from our historical map database that a fuel tank may have been present in the northeast corner of the site. It may be useful for any future application to provide details on the tank/tanks (for example location, size, contents, type, decommissioning details). However, we consider this risk can be managed by the following planning condition being secured to any consent granted:

Condition:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

European Protected Species

We note that the information submitted in support of the above application ('Caerleon Comprehensive School, Newport Bat Emergence Survey Report' Issue 1 dated 5th December 2024 by Ecology Wales) has identified that bats are present at the application site. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document '[Natural Resources Wales Approach to Bats and Planning \(2015\)](#)'.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to "demonstration of no detriment to the maintenance of the favourable conservation status of European protected species".

As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. We recommend that you discuss the need to secure any avoidance or mitigation measures with your internal ecological advisor.

We advise that the works are carried out under licence. We refer you to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Annabelle Evans

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

South Wales Fire & Rescue

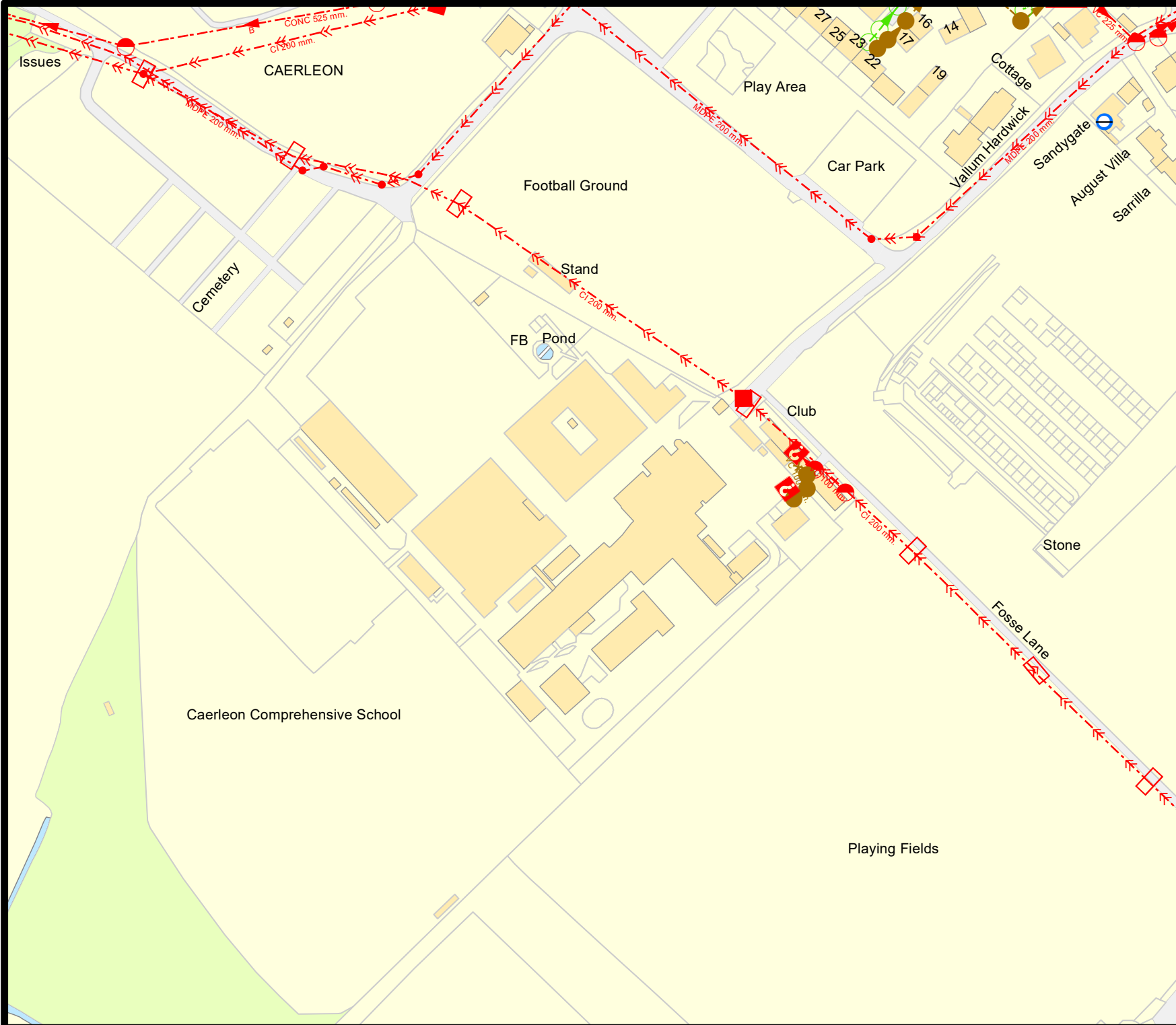
Good Morning,

South Wales Fire and Rescue Service have looked at the application and agree with the application.

Further comment will be made at full planning application stage.

Kind Regards

Dwr Cymru



Dŵr Cymru
Welsh Water

PPA0009465



LEGEND(Representative of most common features)

Waste networks:

- | | | |
|---|---|--------------------|
| Foul chamber | Surface water chamber | Outfall |
| Combined chamber | Combined sewer overflow | Storm Overflow |
| Special purpose chamber | Treatment works | Rising main |
| Pumping station | Private sewer subject to Sect. 104 adoption agreement | Gravity sewer |
| NB: Sewer symbol colour indicates the type. | Private Sewer Transfer | Lateral Drain |
| RED - Combined | BROWN - Foul | Inspection Chamber |
| GREEN - Surface Water | Purple - Former S24 sewers (for indicative purposes only) | |

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCNW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

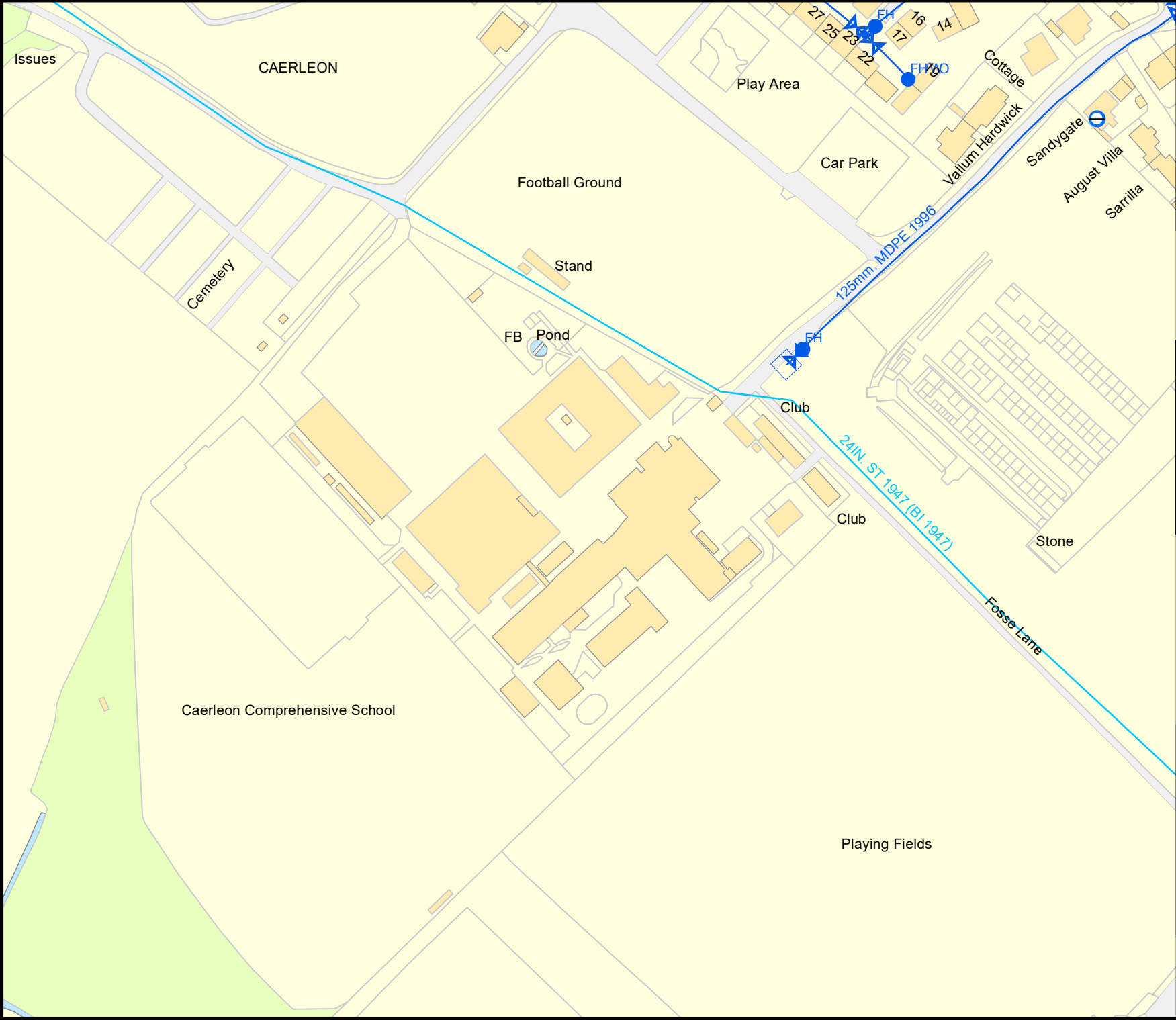
Dŵr Cymru Cymuned (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information is advised to carry out any excavations made within its own site. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 155 and 159 of the Water Industry Act 1991 which in turn gives the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or downpipe and any associated apparatus and before 1 September 1992, or if they do, the particular detail relating to the position, construction and depth may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map scale: 1:2064
Printed by: Carys Barwell
Printed on: 25 Jun 2025



PPA0009465



LEGEND

Clean network:	Sluice valve	Stop tap
Pressure reducing valve	Water Treatment Works	
Meter	Water Pumping Station	
Bulk meter	Existing main	
Hydrant	Non-operational main	
Cap end	Raw Water	
Air valve	NB: Water main symbol colour indicates the type.	
	LIGHT BLUE	- Trunk
	DARK BLUE	- Distribution
	YELLOW	- Raw Water

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru Cymyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information is advised to carry out any excavations made entirely on their own. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 105 and 109 of the Water Industry Act 1991 which in no way opens the level of information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or downpipe and any associated apparatus and before 1 September 1992, or if they do, the particular detail including the position, underground may not be accurate. It must be understood that the furnishing of this information is solely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

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Map Ref: 333495,190585
Map scale: 1:2064
Printed by: Carys Barwell
Printed on: 25 Jun 2025

Ms Kathryn Williams
KEW Planning
Suite 3
11 Cathedral Road
Cardiff
CF11 9HA

Date: 27/06/2025
Our Ref: PPA0009465

Dear Ms Williams,

Grid Ref: 333499 190577

Site Address: Caerleon Comprehensive School, Cold Bath Road, Newport

Development: 2D-Demolition of blocks D1 (Learning Hub), D2 (Drama), D3, G (WBQ), H (Gym), K (Conference) and L (Caretaker house), partial demolition and repurposing of blocks A/B/C (Main block) and creation of a new sports and teaching facilities

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

APPRAISAL

Firstly, we note that the proposal relates to Demolition of teblocks D1, D2, D3, G, H , K and L, partial demolition and repurposing of blocks A/B/C and creation of a new sports and teaching facilities at Caerleon Comprehensive School and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermain systems, we offer the following comments as part of our appraisal of this development.

PUBLIC SEWERAGE NETWORK

The proposed development site is located in the immediate vicinity of a predominantly combined public sewerage system which drains to Nash Wastewater Treatment Works (WwTW).

This site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to, it appears the proposed development would be situated within the protection zone of the public sewer measured 3 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site.

Our strong recommendation is that your site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Alternatively, it may be possible to divert the sewer if the developer applies under Section 185 of the Water Industry Act 1991 and we request that they contact us to discuss and consider possible solutions.

Accordingly, it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of this asset and establish its relationship to the proposed development. Further information regarding Asset Protection is provided in the attached Advice & Guidance note as well as our Developer Services website, which offers guidance on building SuDS features over or near to our assets at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SURFACE WATER DRAINAGE

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in liaison with the Lead Local Flood Authority and/or Natural Resources Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority. Please be advised that due to capacity constraints with the downstream public sewerage network, under no circumstances would we allow surface water runoff highway run-off from the proposed development to communicate directly or indirectly with the public combined sewerage system. Please note, no amount of land drainage run-off is permitted to discharge directly or indirectly into the public sewerage system.

Furthermore, Planning Policy Wales (PPW) acknowledges that discharge of surface water to foul sewers is prohibited and highlights that any additional surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3). Moreover, PPW recognises the challenges faced from rainfall intensity causing surface water flooding and diffuse pollution (Para 6.6.14) along with the importance of well-maintained sewerage networks (Para 6.6.15), particularly as a result of run-off from built surfaces and the sewage discharges from overloaded sewers (Para 6.6.16).

It is therefore recommended that the developer consult with Newport City Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

FOUL WATER DRAINAGE – SEWERAGE NETWORK

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the existing on site private drainage.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

FOUL WATER DRAINAGE – SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site

POTABLE WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.



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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Matthew Lord
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Planning and new development

What you should do, and how we can help





Whether you're a homeowner with plans to extend your home, a builder working on a new house or a developer working on a new housing site, you need to involve us in the planning process. Even if you are just thinking about building, getting us involved early can help your project run smoothly and address any water and drainage matters as early as possible in the development process.

How can we help?

As water and waste services are at the forefront of public health and protection of the environment, we play a key part in the town and country planning process.

If you're planning on building new houses, our team of dedicated planning officers can give you advice and guidance at all stages of the process, including pre-application, planning application and discharge of condition.

When it comes to your new development, by getting us involved in the planning stages, we can:

- Assess whether the current local water and sewerage networks have capacity to service your new site (and if they can't, then identify whether the network can be reinforced to support your new site)
- Mitigate any potential negative impact that the new development could have on the performance of our infrastructure, the service we provide to customers, and the wider environment
- Identify where new development and growth is planned so that we can target investment in our existing infrastructure within these areas
- Provide advice on making new water and waste connections to our networks once your development is complete and ready to be occupied
- Identify any existing water or waste pipes in or near to the site, so we can advise on their location and let you know your options for protecting and/or diverting our assets for the lifetime of the development





Step 1: Use our pre-planning service

What is our pre-planning service?

We encourage all developers to engage with us as early as possible to ensure any water and drainage matters that might arise during the planning process are identified and addressed early on. In order to facilitate this, you can engage with us via our dedicated pre-planning service, which will provide:

- An assessment of the impact of your proposed development and whether our local water and waste networks can support it
- Confirmation of whether off-site water mains and/or sewers will need to be provided, and
- Water main and sewer plans indicating the location of our assets crossing the site or located in close proximity. *Please note that these are for general guidance only and all assets need to be accurately located on site before any excavation works begin.*

How can I access it?

You can submit a 'pre-planning advice' application online via our website. To make sure that we can provide you with the most comprehensive advice, you should include the following information:

- Site location plan
- Details of the proposed development
- Proposed points of communication to our local network of sewers and/or water mains (if known)
- Relevant planning history relating to the site e.g. any previous permissions granted or status within the council's development plan

You can see how much this service will cost on our website, and we'll aim to get back to you with a written **response within 21 days** of your application. The advice provided will be valid for 12 months and help inform our response when consulted on your planning application by the local planning authority (LPA).

For larger developments in Wales:

- You have to undertake pre-application consultation as set out in Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 for any developments that:
 - Include 10 dwellings or larger
 - Have 1000sqm or larger non-residential floor space or
 - Have a site area that's 1 hectare or larger
- This means you need to consult with us and we will **respond within 28 days**.
- While there's no charge for this service, as it's a statutory requirement, we do recommend that you apply for our pre-planning service in advance of this consultation, as it will help to identify any potential issues that need to be addressed in advance of your planning application.





Step 2: Once you have our pre-planning advice



Locate our assets

Before you build, it's important to identify if any of our pipes, water mains or sewers are underneath the ground in or adjacent to your development site. Under section 159 of the Water Industry Act 1991, we have the rights of access to inspect, maintain, adjust, repair or alter any asset or apparatus at all times.

If your land does contain assets

If your land does indeed contain some of our assets, then this will have an impact on the layout and general arrangement of the new development site. We strongly recommend that you contact us to discuss accurately locating our assets to ensure that they are protected during and after construction. Please contact our Plan and Protect team via planandprotect@dwrcymru.com or 08009172652 to discuss further.

If you want to divert or remove the assets contained in your land

If you decide the asset located within or adjacent to your site can't be incorporated within the layout of the new development, or our rights of access to the asset may be hindered by your proposal, you can ask us to alter, divert or remove it in accordance with section 185 of the Water Industry Act 1991. You can find the application forms on our website.

How will you manage surface water?

As with all new development sites, you'll need to think about how to deal with surface water runoff from any new buildings and hard standings. Legislation in both England and Wales now actively encourages the use of sustainable urban drainage systems (SUDS). This approach manages surface water runoff by imitating natural drainage systems and retaining water on or near the site.

There are such a variety of SUDS techniques including green roofs, rainwater harvesting and permeable pavements that any development should be able to include a SUDS scheme. There would need to be good justification not to incorporate a SUDS scheme on your site.

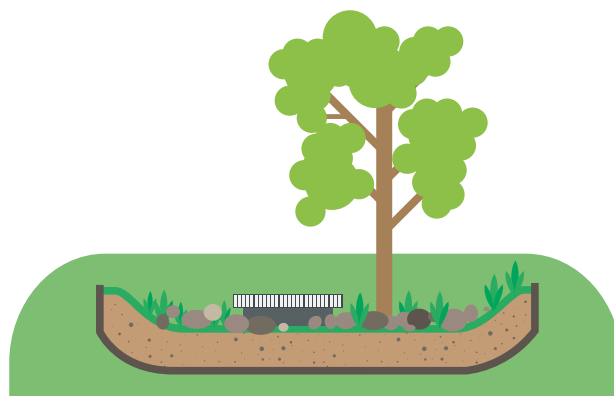
SUDS in Wales

All new development of more than one building or a construction area of 100m² or more will require consent from the sustainable drainage system (SUDS) approval body (also known as a SAB) for any new SUDS features, as required by Schedule 3 of the Flood and Water Management Act 2010. SABs are delivered by local authorities across Wales.

In accordance with this and the Welsh Government 'Statutory standards for sustainable drainage systems', you need to explore and fully exhaust all surface water drainage options, using discharge to a combined sewer only as a last resort.

SUDS in England

Even if your new development is based in England, it's important to keep Part H of the 'Building Regulations 2000' in mind. On this basis, all new developments in England will also be expected to consider surface water management techniques and demonstrate all technical options have been explored and exhausted, in liaison with the land drainage authority and/or the Environment Agency. You need to consider the management of highway or land drainage runoff as these flows won't be allowed to discharge directly or indirectly into the public sewerage system.



Step 3: The planning application process

Once you've used our pre-planning service and identified any potential issues before building, it's time to incorporate our advice into your proposals to your local planning authority (LPA).

As part of the planning application consultation process we will provide similar advice to that provided in our pre-application **response within 21 days**. It's important to note that while we share our expert opinion during this process, the ultimate decision to grant planning permission is the LPA's.

What are the options if we can't currently support your development?

Network hydraulic modelling/WwTW feasibility studies

As our aim is to support economic development and growth, we do not want to resist new development where possible. However, we must take the capacity of our existing assets, the service we are providing to existing customers and the environment into account. In areas where there are capacity constraints either on our networks or at the wastewater treatment works (WwTW), we may well already have proposals in place to deliver reinforcement works and to create capacity for new developments.

That being said, you may want to develop your site in advance of us undertaking these works. If this is the case, to ensure there's no detriment to our existing customers, you may be required to implement solutions identified by an assessment of either the network or WwTW. It's important to note that you won't be expected to resolve any existing operational issues.

Where further assessments are recommended, you will need to allow sufficient time in your development programme for these studies to be carried out and any reinforcement works to be delivered, as in some circumstances we won't permit a communication to our networks until these works are completed. The delivery of the works will need to align with occupation rather than construction.

Where possible, we will control the delivery of any solutions as part of the planning process. Dependent on the progress of the assessment, we may be in a position to recommend appropriate planning conditions so that the outcomes of the assessment can be delivered as part of any planning permission.

This approach allows us to support the progression of the site through the planning process, however in the absence of a completed assessment and known solutions we may need to work with you and the LPA until the assessment is completed and the outcomes are known.

Step 4: Connecting to our network

If you've had the green light from us and planning permission has been granted for your development, then it's time to start thinking about the different ways you'll need to connect to our network.

On our website you can find detailed guidance around applying for new water connections, new water mains, new public sewers and new sewer connections.

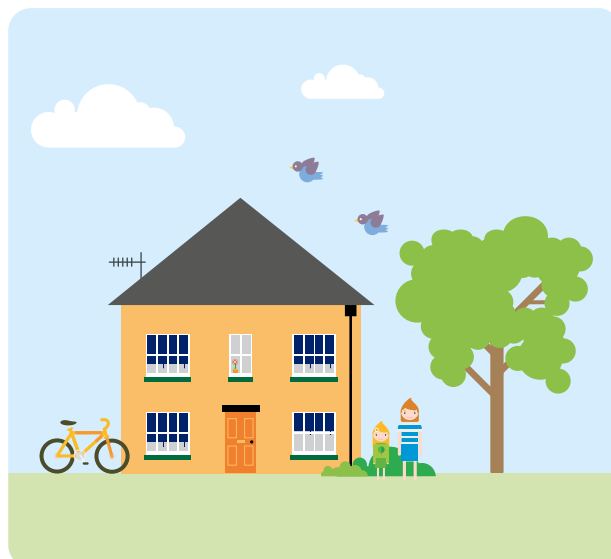
Contact us

If you've still got any questions or queries, then feel free to contact us:

Email: developer.services@dwrcymru.com

Visit: www.dwrcymru.com

Tel: 0800 917 2652





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Public Comment (1)

Dear Sirs

I note the details set out in the proposal to enhance the learning environment at Caerleon Senior School.

Improvements of this nature are long overdue, and I am broadly pleased that investment will be forthcoming as existing buildings have reached a point of serious decay.

I have scanned most of the documentation that you have supplied, but I apologise if anything I raise below is already addressed and I have missed or misunderstood anything therein.

All of my questions are community-focused rather than specific to the school. The location and traffic to and from the school has a profound impact on the lives of Caerleon residents, businesses and visitors – and I'm keen to explore if there are possible synergies from the school proposal that could also improve the wider locality?

Transportation and air quality are significant issues locally, as is a desire to see the tourist benefits of the Roman history of Caerleon promoted, both proactively and commercially.

TRAFFIC – Caerleon’s main thoroughfare is a narrow one-way road which is barely adequate to cope with traffic at school start and finish times. A host of other factors add to the congestion and pollution levels throughout the day, so any opportunity to actually reduce the amount of traffic (as a consequence of the school redevelopment) would be a welcome benefit. Apparently, 40% of students are driven to and from the senior school (the percentage is probably higher for the Charles Williams Junior School on High Street), with many travelling from Newport and Ponthir. If the proposal currently being driven by TRACS to open a railway station/halt in Caerleon (approximately 150 metres away from the Comprehensive School) reached fruition, this could give students (and staff) the opportunity to travel by train – thus easing the traffic problems in the centre of Caerleon. Can the school plans be allied to the railway station plans to achieve a joined-up solution? There’s no better time for doing this.

ROMAN CAERLEON – Caerleon’s Roman heritage is criminally under-valued. The School is ‘literally sat on a potential goldmine’ given the likely existence of Roman history buried on site, and it’s proximity to world-class heritage places (eg the amphitheatre, barracks and baths, as well as the museum). It would be worthwhile identifying, protecting and incorporating any Roman ‘finds’ as part of a serious excavation, prior to undertaking any rebuild. This might seem like a project manager and accountant’s nightmare – but the bigger picture could be having the school within a visitor’s tourist trail through Roman Caerleon. It would require imaginative thought, careful planning and joined-up work with other agencies (eg CADW), but Newport Council is already working on a Roman Caerleon Partnership – so the building blocks should be in place. It would be a tragedy if the need for hitting timeframes and limiting costs meant sacrificing the opportunity for proper archaeological assessment, and the evolution of a Roman Tourist Trail through Caerleon, which could incorporate the School, if properly thought through and managed. How many ‘elite’ fee-paying private schools would kill to be able to boast a Roman Settlement within their campus?

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN – I think parents, residents and visitors would want to see a detailed and viable plan in advance of Planning being sought, setting out how construction, demolition, HGV and plant traffic movements will be operated, so as to keep everyone safe and ordinary journeys only interrupted to an acceptable degree.

As I mentioned earlier, Caerleon easily becomes ‘gridlocked’ by regular traffic. Local residents have, for a number of years, had to bear the inconvenience of HGVs trundling past their homes on their way to and from the Redrow site, and, in recent times, roadworks by agencies such as Wales & West Utilities and Avonline Networks have made journeys in and around Caerleon a challenge for drivers and pedestrians, alike. The only road into the Comprehensive School is Cold Bath Road. Vehicles trying to travel in opposite directions combined with drivers trying to extricate themselves from ‘dead ends’ creates a chaotic scene at the best of times. Often there are hundreds of school pupils dodging the traffic and negotiating narrow pavements. Factoring in HGV movements and temporary traffic lights into this scenario needs very careful thought and, in practice, diligent policing.

I hope these comments are helpful and even provide you with food for thought.

Best wishes,

Appendix 9 – Consultation Letter to Cadw



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CF10 1BD
Tel: (+44) 2921 690034
Email: Kathryn@kewplanning.co.uk

Cadw
Welsh Government
Rhydycar Business Park
Merthyr Tydfil
CF48 1UZ

05 January 2026

Dear Sir/Madam,

Address: Caerleon Comprehensive School, Cold Bath Road, Caerleon, Newport, South Wales, NP18 1NF

Proposal: Construction of a new sports and teaching facility including altered parking arrangements and associated landscaping and infrastructure, application ref: 25/1030.

I am writing in relation to the Pre-Application Consultation (PAC) for the proposed development at Caerleon Comprehensive School, which took place between Friday 6th June and Friday 4th July 2025. We acknowledge that there was an oversight in failing to consult CADW during the statutory PAC period. We have been liaising with the Local Planning Authority and would like to formally apologise for this error and take the necessary steps to rectify the situation.

As per the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, we are now following the required procedure to ensure full consultation with CADW. The site is located on the boundary of heritage assets, such as the Conservation Area, and while we note that no development is planned within areas of concern raised by CADW, we recognise the importance of consultation due to the proximity of Scheduled Ancient Monuments and other heritage assets.

We are therefore notifying you that, in line with the original PAC requirements, CADW is now being formally consulted for 28 days, starting from **5th January 2026**. We will ensure that the Heritage Impact Assessment (HIA) is updated to address all the concerns raised in your correspondence to date. Specifically, this will include a full consideration of the published Statement of Significance for the Roman Fortress of Isca and alignment with the Welsh Government's guidance for preparing a "Heritage Impact Statement in Wales."

To facilitate this, we will provide an updated version of the HIA to CADW by **12th January 2026**. This will provide CADW with an opportunity to review the revised document and submit any further comments on the application.

In light of this, we kindly request that CADW submits formal comments on the application by **2nd February 2026**. The PAC report will then be updated to reflect CADW's views once comments are received.

Once again, we apologise for the initial omission of CADW in the PAC process, and we hope to resolve this matter promptly through this extended consultation. We are committed to addressing all concerns raised by CADW and ensuring the process is fully compliant with planning regulations.

Please do not hesitate to contact me should you have any questions or require further information.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Kathryn Williams', written over a light grey rectangular background.

Kathryn Williams BSc (Hons) MA MRTPI
Managing Director
KEW Planning