

Delegated Decision Report

Application No:	25/0424	Statutory Period Expires:	25th July 2025
------------------------	----------------	----------------------------------	-----------------------

Site:	Sarilla Cold Bath Road Caerleon Newport South Wales		
Proposal:	PARTIAL DISCHARGE OF CONDITION 2 (ARCHAEOLOGY WRITTEN SCHEME OF HISTORIC ENVIRONMENT MITIGATION ONLY) OF 24/0977 CONVERSION OF EXISTING GARAGE TO HABITABLE ROOM WITH INCREASED EAVES HEIGHT. EXTENSION TO REAR OF PROPERTY TO FORM WORKSHOP/STORE. INTERNAL ALTERATIONS TO PROPERTY		
Applicant:	D McIntyre		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	APPROVED		

1. BACKGROUND

- 1.1 The site had previously been granted planning permission with conditions for the conversion of an existing garage to a habitable room with increased eaves height, an extension to the rear of the property to form a workshop/store and internal alterations to the property.

2. SITE LOCATION AND CONTEXT

- 2.1 Sarilla is semi-detached 2no storey property, linked by an attached garage to the adjoining property. It is situated in the Caerleon ward.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The applicant seeks to discharge condition 02 (Archaeology) of permission 25/0424. The permission states:

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0977	CONVERSION OF EXISTING GARAGE TO HABITABLE ROOM WITH INCREASED EAVES HEIGHT. EXTENSION TO REAR OF PROPERTY TO FORM WORKSHOP/STORE. INTERNAL ALTERATIONS TO PROPERTY	GC	06.02.2025

5. PLANNING POLICY

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

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

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

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

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

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- CE4 (Archaeology)

5.4 SUPPLEMENTARY PLANNING GUIDANCE NONE

6. CONSULTATION RESPONSES

6.1 CADW:

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monument shown in our assessment of the application below.

6.2 Glamorgan GWENT Archaeological Society:

We note the submission of a Written Scheme of Historic Environment Mitigation for an archaeological watching brief, which has been prepared by Heneb: The Trust for Welsh Archaeology (Report no. 2025/024, dated May 2025) on behalf of the applicant in order to meet condition 2 attached to the above planning consent.

The scheme meets current professional archaeological standards and is therefore acceptable.

However, we recommend that the applicants should not be fully discharged from their responsibility to ensure that the work is carried out until the completion of all of the archaeological work, which will be confirmed when the final report is submitted to you.

7. PUBLIC REPRESENTATIONS

7.1 None

8. ASSESSMENT

8.1 The submission includes the Written Scheme of Investigation for the Archaeological Watching Brief that details a programme of archaeological supervision to be undertaken alongside the implementation associated with the development.

8.2 The Glamorgan Gwent Archaeological Trust have been consulted on the document and have confirmed no objections to the partial discharge of the condition.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered

that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 Planning (Wales) Act 2015 (Welsh language)

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 Newport's Well-Being Plan 2018-23

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The information submitted for the partial discharge of condition 05 is acceptable insofar as it confirms that the scheme for the watching brief is acceptable.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Written Scheme of Historic Environment Mitigation received 30.05.2025

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy CE4 were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.