

Notice of Decision



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**TOWN AND COUNTRY PLANNING ACT 1990 [as amended]
TOWN AND COUNTRY PLANNING ACT (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 [as amended]**

Application No: **25/0812**
Application Type: **Demolition**
Proposal: **PRIOR NOTIFICATION OF DEMOLITION OF BUILDINGS D1, D2, L, G, H, A (PARTIAL) K AND D3,**
Site/Location: **Caerleon Comprehensive School , Cold Bath Road, Caerleon, Newport, NP18 1NF**
Decision Date: **12th November 2025**

In pursuance of its powers under the above legislation and Part 31 of the above Order, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 16th October 2025 for a determination of whether or not the prior approval of the Local Planning Authority is required for the above works.

Prior Approval is Required

The demolition as notified may not be carried out until such details have been submitted to and approved in writing by the Local Planning Authority for the following reasons:

01 The submitted CEMP and associated Method Statement and Risk Assessment contains insufficient or imprecise information. Further or amended information regarding the following matters is required to ensure the measures set out to manage and mitigate impact are proportionate and appropriate:

- HGV/trip generation information
- frequency and duration of works
- demolition worker parking
- details of demolition compound including provision for delivery/demolition vehicles to turn and therefore access and egress the highway in a forward gear
- demolition vehicle management plan – to ensure that there is no conflict between demolition traffic and vehicles associated with the drop off and collection of children
- clarification of the parking proposals for existing displaced vehicles and operatives including information relating to numbers of spaces, management of conflict and revised school drop off arrangements
- a commitment to a wheel wash is necessary and reference to any mitigation or recommendations in the CEMP or Method Statement by terms such as "if necessary" or "if required" are imprecise and not acceptable
- the CEMP and demolition compound set up must be compatible with the tree protection measures set out the Arboricultural Method Statement.

NOTE TO APPLICANT

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

01 This decision relates to

- Construction Environmental Management Plan (Demolition) prepared by Willmott Dixon
- Demolition Method Statement and Risk Assessment prepared by Willmott Dixon
- Arboricultural Method Statement prepared by Ambler Associates
- Caerleon Comprehensive School, Preliminary Ecology Appraisal prepared by Ecology Wales
- Caerleon Comprehensive School, Bat Emergence Survey prepared by Ecology Wales
- CCS-HLM-00-00-DR-L-00008-Existing Site Plan - P06 prepared by HLM Architects
- CCS-HLM-ZZ-00-DR-A-10101-P01-Demolition Plan prepared by HLM Architects
- 24-043 Caerleon Comprehensive TPP-Layout1 prepared by Ambler Associates
- CCS-HLM-00-00-DR-A-00001-P05-Site Block Plan – Existing prepared by HLM Architects
- Caerleon School Draft Demo Logistics Plan 29-04-25 rev01 prepared by Willmott Dixon

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

- SP1 Sustainability
- SP2 Health
- SP9 Conservation of the Natural, Historic and Built Environment
- SP14 Transport Proposals
- GP1 Climate Change
- GP2 General Amenity
- GP4 Highways and Accessibility
- GP5 Natural Environment
- GP7 Environmental Protection and Public Health
- SP9 Conservation of the Natural, Historic and Built Environment
- T4 Parking
- W3 Provision for Waste Management Facilities in Development

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 In Wales all wild birds, their young, nests and eggs are protected under the Wildlife & Countryside Act 1981. It's an offence damage or destroy the nest of any wild bird while it's in use or being built, or destroy or remove any egg of any wild bird.

05 Bat Advisory Note

Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228

This decision does not prejudice the right of the Council to serve notice regarding the demolition under Section 81 of the Building Act 1984.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
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NP20 4UR

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).