

Delegated Decision Report

Application No:	26/0491	Statutory Period Expires:	14th September 2026
------------------------	----------------	----------------------------------	----------------------------

Site:	Isca Grange Isca Road Caerleon Newport South Wales		
Proposal:	PARTIAL DISCHARGE OF CONDITION 2 (WRITTEN SCHEME OF ARCHAEOLOGICAL INVESTIGATION) OF 22/0413 DEMOLITION OF EXISTING GARAGE AND SHED AND REPLACED WITH NEW SINGLE STOREY STORE / GYMNASIUM		
Applicant:	I Rosser		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
22/0413	DEMOLITION OF EXISTING GARAGE AND SHED AND REPLACED WITH NEW SINGLE STOREY STORE / GYMNASIUM	GRANTED WITH CONDITIONS	8/12/2026

3. CONSULTATION RESPONSES

3.1 Heneb: The submitted information includes the Written Scheme of Investigation (APAC Ltd, dated August 2026, ref no: 669) prepared for the applicant in order to meet Condition 2 of the above consent. The WSI outlines appropriate mitigation and meets current professional archaeological standards and is acceptable.
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.

3.2 Heritage officer: No objection.

4. ASSESSMENT

4.1 This application seeks to partially discharge condition 02 relating to archaeological mitigation of the above planning permission. The condition states:

Pre- commencement conditions

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.

4.2 Heneb who are the Council's archaeological advisors have been consulted on the written scheme of historic environment mitigation that the applicant has provided and confirm no objection is offered to the partial discharge of the condition with full discharge once the development is completed in accordance with the WSI and the final report submitted.

5. OTHER CONSIDERATIONS

5.1 **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.

5.2 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.

5.3 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.

5.4 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.

5.5 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.

5.6 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.

6. CONCLUSION

6.1 The submission includes sufficient information required to partially discharge the condition and the application is approved.

7. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Written scheme of Investigation WSI: WB/IGC/26 August 2026.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No Policies were relevant to the determination of this application.

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