

Delegated Decision Report

Application No:	26/0189	Statutory Period Expires:	8th May 2026
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Site:	Sarilla Cold Bath Road Caerleon Newport South Wales		
Proposal:	DISCHARGE OF CONDITIONS 02 (ARCHAEOLOGICAL WATCHING BRIEF) OF PLANNING PERMISSION 24/0977 FOR 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.
- 1.2 A discharge of condition application was previously submitted and approved in relation to this condition under reference 25/0424. The application was supported by a Written Scheme of Historic Environment Mitigation, which outlined that an archaeological watching brief would be undertaken during the groundworks phase of the development. HENEB stated that there were no objections, however the condition should not be fully discharged until the ground works were undertaken in accordance with this watching brief.

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.

- 3.2 The application is supported by an archaeological watching brief carried out during the groundworks phase and seeks to discharge the condition on the basis of the findings set out within this report.

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	Granted with Conditions	06.02.2025

25/0424	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 REAR OF PROPERTY TO FORM WORKSHOP/STORE. INTERNAL ALTERATIONS TO PROPERTY	Approved	02.07.2025
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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)

5.3.1 Policy CE4 (Archaeology) of the Newport Local Development Plan 2011-2016 (Adopted January 2015) is relevant to the determination of the application.

6. CONSULTATION RESPONSES

6.1 **HENEB:** No objection.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 The application seeks consent to discharge condition 02 of 24/0977. The application is supported by a watching brief report.

8.2 HENEB have been consulted on the document and have confirmed no objections to the partial discharge of the condition. The information is sufficient to discharge condition 02.

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 provided is sufficient to fully discharge condition 2, the application is approved.

11. **DECISION**

APPROVED

NOTE TO APPLICANT

01 This decision relates to:

- Archaeological Watching Brief Report (received 11/03/2026)

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.