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Sent: 30 July 2026 08:22
To: Davidson, Joanne (East Area Development Manager)
<Joanne.Davidson@newport.gov.uk>
Subject: RE: Planning Re-Consultation Request for case ref: 26/0367 (Caerleon Comprehensive School Cold Bath Road Caerleon Newport South Wales) (VAR)

Hi Jo

Re: S73 APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS), 8 (SPRINKLER TANK DETAILS), 9 (LANDSCAPING), 15 (LIGHTING) AND 16 (BOUNDARY DETAILS) OF 25/1030 CONSTRUCTION OF A NEW SPORTS AND TEACHING FACILITY INCLUDING ALTERED PARKING ARRANGEMENTS AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE. AMENDMENTS INCLUDE RELOCATION OF SPRINKLER AND HYDRANT TANKS

Revised response below which should now address all the fragmentary information which has been further submitted.

Photovoltaics and ASHP

Whilst PV panels would be unobtrusive on the roof due to the significant parapet upstand to its perimeter (and formed part of the previous approval - see Drawing no. CCS-HLM-NN-R1-DR-A-00131 Rev.P03 submitted under 25/1030), ASHPs are more likely to have a visual impact. A section through the building has now been provided, to show height of the proposed in relation to parapet upstand of roof. Though the proposed rooftop plant projects slightly higher than the parapet, it seems that their visibility will be very low, due to their proposed location on the roof (set away from the parapet edge).

Lighting

Details for proposed lighting type (as shown in layout drawing CCS MCP NN XX D E 9001 Rev. P01) have now been provided. They are LED road lighting lanterns with a proposed Neutral/cool white lighting output (Correlated colour temperature of 4000 Kelvin). Considering its location to the perimeter of the site – and that lighting ought to be designed so as not to be visually intrusive within this sensitive area - this may need an expert view as to its suitability and potential for impact. 2700 Kelvin as now

proposed is a softer and warmer light which, in my view, will be much less impactful within this highly sensitive area.

Water tank

A water tank is now proposed, relocated to the north-eastern corner of the site; a critical heritage viewpoint of the site from the south and east and from SM MM230 (Caerleon Legionary Fortress) in particular, as addressed under the previous application by way of photomontage (images also below).



Proposed View from SM MM230 (Photomontage) submitted as part of approved application 25/1030



Proposed View from SM MM254 (Photomontage) submitted as part of approved application 25/1030

Both drawing CCS-HLM-XX-XX-DR-L-00335- Rev. P02 and the revised HIS (images below) show a reduction in height of the proposed Hydrant Tank Elevations - and an increase in its timber-boarded screening. As stated within the revised HIS :

“To mitigate visual impact even further and in direct response to comments received by Cadw the height of the hydrant tank has been reduced to 2.7 meters from the previously proposed 3.3 meters. Whilst the timber featheredge fencing is now proposed at an increased height of almost 3 metres in comparison to a previous 1.8 meters and will be aligned with the fascia height of the existing Scouts Hut.”



NORTH ELEVATION
Scale: 1 : 100

Newly proposed lower hydrant tank and increased height of boundary treatment.



NORTH ELEVATION
Scale: 1 : 100

Previously proposed higher hydrant tank and lower height of boundary treatment.



EAST ELEVATION
Scale: 1 : 100

Newly proposed lower hydrant tank and increased height of boundary treatment.



EAST ELEVATION
Scale: 1 : 100

Previously proposed higher hydrant tank and lower height of boundary treatment.

Regarding impact upon the setting of **MM230** (Caerleon Legionary Fortress), the supplied HIS concludes that:

“8.15 ...the hydrant tank would introduce a new element of a utilitarian nature, but this would not interrupt the visual relationship between the fortress and associated monuments and is very minor in nature with only the very top of the tank being visible beyond the existing Scouts Hut.

8.16 As a result, the relocation of the hydrant tank is likely to have a neutral impact upon the setting of MM230 Caerleon Legionary Fortress.”

I would generally agree with this analysis and suggest that appropriate painting/finishing of the visible access portion of the tank could be secured via condition.

Regarding impact upon the setting of **MM254** (Caerleon Civil Settlement: Area under Broadway Playing Fields), the supplied HIS concludes that:

“8.23 The proposal will have a neutral to minor negative impact upon the setting of Broadway Playing Fields particularly as a result of the introduction of additional built form adjacent to the monuments boundary. Nevertheless, the resulting change would be most noticeable in close-range views, with the wider openness of the monument and its setting remaining mostly unchanged due to existing boundary features.”

I would again concur with this conclusion: though existing vegetation along the eastern boundary of the school would help to filter views towards the tank, the new will be clearly legible from the monument within close-range views near the boundary, resulting in encroachment of built form which will impact negatively upon the perceived scale and openness of the monument's surroundings. Such setting impacts may be extended towards the Caerleon Conservation Area, which has a collinear boundary.

These identified minor negative heritage impacts will need to be balanced against the planning benefits of the scheme.

Perimeter Fencing

According to the boundary treatment plan (Drawing no. CCS-HLM-00-00-DR-L-25001 Rev. P06), the existing fencing (to south-east) and blockwork wall (to north-east) are to be retained. This seems an acceptable approach.

Trees

Within all revised PROPOSED SITE LEVELS AND CONTOURS drawings, the colour-coded key still does not appear to correspond to the plan as drawn (all trunks simply shown as brown). Perhaps not of concern considering the *Caerleon Comprehensive School Tree Survey & Categorisation Report June 2024* report and the subsequent Condition 06 applied to 25/1030 (and presumably to be reapplied here as necessary) but, considering their important role in softening key views of the new development from the south and east, I feel that this is worth highlighting for your consideration.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer

Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

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