

Delegated Decision Report

Application No:	26/0266	Statutory Period Expires:	9th June 2026
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Site:	Caerleon Comprehensive School Cold Bath Road Caerleon Newport NP18 1NF		
Proposal:	PARTIAL DISCHARGE OF CONDITION 06 (ARBORICULTURAL METHOD STATEMENT) OF PLANNING PERMISSION 25/1030 FOR CONSTRUCTION OF A NEW SPORTS AND TEACHING FACILITY INCLUDING ALTERED PARKING ARRANGEMENTS AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE		
Applicant:	Newport City Council		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	APPROVED		

1. BACKGROUND

- 1.1 Full planning permission was granted subject to conditions earlier this year and subject to several pre commencement conditions.

2. SITE LOCATION AND CONTEXT

- 2.1 The school is located at the southern edge of Caerleon. The school site is accessible from Cold Bath Road and an unnamed road adjacent to Caerleon AFC football pitch. The application site is bound to the north by the Caerleon Cemetery and the Cold Bath Road allotments. Caerleon golf course bounds the site to the west. Further to the south, the River Usk forms a natural curving boundary to the golf course. Caerleon Rugby club is located to the south-east of the site, whilst the Roman Barracks are to the north-east. Some boundaries are defined by mature vegetation.
- 2.2 The site is located within the urban boundary and within the Caerleon Archaeologically Sensitive Area. It is situated close to the Caerleon Conservation Area; Scheduled Ancient Monument(s); Countryside; River Usk Special Landscape Area; and and Area of Safeguarding of Mineral Resource.
- 2.3 The approved development includes the construction of new sports and teaching facilities, including altered parking arrangements and landscaping.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 All the conditions listed are pre commencement of development conditions and this application provides relevant details and seeks their partial discharge:

06 Notwithstanding the details provided, no development shall take place until a detailed Arboricultural Method Statement (AMS), consistent with BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority. This must include –

- design and implementation of new hard surface and buildings within the root protection area of retained trees,*
- services design and installation requirements and how this impacts retained and proposed trees,*
- Arboricultural site monitoring and supervision to include details of the appointed arboriculturalist that will undertake the monitoring and supervision works.*

The development shall thereafter be carried out strictly in accordance with the approved AMS. The detailed AMS will include committal language of will, must and shall in reference to all operations which could impact retained trees.

Reason: To ensure construction works do not harm retained trees in accordance with Policy GP5 of the LDP.

4. RELEVANT SITE HISTORY

App	Proposal	Decision	Decision Date
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Number			
25/1030	CONSTRUCTION OF A NEW SPORTS AND TEACHING FACILITY INCLUDING ALTERED PARKING ARRANGEMENTS AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE	GRANTED WITH CONDITIONS	04/03/2026
25/1033	PRIOR APPROVAL FOR DEMOLITION OF BUILDINGS D1, D2, L G, H, A (PARTIAL), K AND D3	PRIOR APPROVAL GRANTED	05/02/2026

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)

- SP1 Sustainability
- SP2 Health
- SP3 Flood Risk
- SP8 Special Landscape Areas
- SP9 Conservation of the Natural, Historic and Built Environment
- SP12 Community Facilities
- SP14 Transport Proposals
- SP18 Urban Regeneration
- GP1 Climate Change
- GP2 General Amenity
- GP4 Highways and Accessibility
- GP5 Natural Environment
- GP6 Quality of Design
- GP7 Environmental Protection and Public Health
- SP4 Water Resources
- T4 Parking
- W3 Provision for Waste Management Facilities in Development

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Archaeology & Archaeologically Sensitive Areas (December 2025)
- Wildlife and Development (December 2025)
- Trees, Woodland Hedgerows and Development Sites (January 2017)
- Development Management Air Quality (February 2018)

6. CONSULTATION RESPONSES

6.1 TREE OFFICER:

Information provided addresses the points made under the previous comments for 25/1030 in regards the requirements of the Arboricultural method statement, working methods and the service installation. The landscape officer has considered the application and considers the planting proposals acceptable.

Conclusion: The information is sufficient to discharge condition 6.

LANDSCAPE OFFICER:

I have no comments assuming this will be reviewed by the Tree Team.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 An Arboricultural Implications Assessment and Method Statement has been provided for consideration. Condition 06 was requested by the Council's Tree Officer on the full application. There was some uncertainty regarding impact upon retained trees arising from drainage works for example. The Tree Officer is satisfied that the updated AIA has addressed this.

8.2 The submitted AMS addresses the design and implementation of new hard surfaces and buildings within the root protection areas of retained trees, outlines the design and installation requirements for services and their impact on both retained and proposed trees, and sets out the approach to arboricultural site monitoring and supervision, including details of the appointed arboriculturalist responsible for carrying out these monitoring and supervision works

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 condition can be partially discharged.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to the document entitled "Arboricultural Implications Assessment and Arboricultural Method Statement Combined In accordance with BS: 5837:2012 At Caerleon Comprehensive School On the instructions of Willmott Dixon Dated 24th March 2026 Revision 2" by Steve Ambler and Sons Tree Specialists and the covering letter by Kew Planning dated 9th April 2026.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP8, SP9, GP2, GP6 and GP7 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.

It is considered that the decision has been made in conformity with the Marine Policy Statement (2011) and in accordance with marine national planning policy contained within the Welsh National Marine Plan (2019) as demonstrated in the assessment of this proposal.