

Aldous, Catherine (Senior Planning Officer)

From: Arnall, Guy
Sent: 16 October 2025 11:09
To: Aldous, Catherine (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0542 (St Woolos Primary School Stow Hill Newport South Wales NP20 4DW) (FULL)

Hi Catherine

Re: PROPOSED DEVELOPMENT OF ASTRO TURF PLAY AREA (195 SQUARE METRES) AND TIMBER VERTEX PLAY FRAME WITH EPDM GROUND SURFACING BELOW (49.87 SQUARE METRES) AND LOW LEVEL PICKET FENCING

The site in question is within the grounds of - and located directly to the south of - a Grade II Listed asset, included as an *"Impressive, well-designed early C20 school building."*

Impact upon Setting

Considering these proposals are not attached to the building, this is a question of setting impact upon the listed asset.

The existing site is a plain tarmac-finished yard, directly to the south of the listed asset. It is bounded to the north by the school building and its curtilage-listed boundary wall (which incorporates a lean-to shelter), to the east by a high snecked and rock-faced pennant stone wall (with modern fencing above), to the west by a low random-rubble wall (topped by fencing and trees), and to the south by what appears to be relatively modern development (which was partly constructed in replacement of the Sunday School to the former St John the Baptist's Church - see below).

Upon this basis, it is considered that there will be little impact upon the setting of this large and imposing three-storey asset (or its curtilage-listed, eastern entrance block) within principal views from both Stow Hill to the east and Jones Street/North Street to the west. The only notable visual impacts will be from close-quarters - within the rather utilitarian yard itself, and from within the building. Considering the nature of the proposed resurfacing, the form of its associated fencing, and the nature of the proposed 'play unit', impact upon the way in which the asset is experienced will be relatively low. As this proposal is to be developed in support of the school (i.e. to maintain the asset in beneficial use), the community benefits of the proposed are considered to outweigh any harm to setting that might result from these works.

Impact upon Conservation Area Setting

St. Woolos Conservation Area is located immediately to the south of the site. Considering the low visibility of the proposed as discussed above, impact upon the Setting of St. Woolos Conservation Area will be negligible.

Impact upon Belowground Archaeology

The proposed site is also located within the Archaeologically Sensitive Area of the Town Centre.

Map regression shows that this early-C20 school was constructed upon the site of c.1700 almshouses. The proposed development site was also once the location of St John the Baptist's Church (see OS map Newport - Monmouthshire XXXIII.4.3, Surveyed: 1881, Published: 1884-94).

Upon this basis, there may be potential for belowground archaeology. However, these are primarily considerations for *Heneb* – please check that they have been consulted as part of this application.

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

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 07 October 2025 08:21

To: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/0542

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0542

Address: St Woolos Primary School Stow Hill Newport South Wales NP20 4DW

Proposal: PROPOSED DEVELOPMENT OF ASTRO TURF PLAY AREA (195 SQUARE METRES) AND TIMBER VERTEX PLAY FRAME WITH EPDM GROUND SURFACING BELOW (49.87 SQUARE METRES) AND LOW LEVEL PICKET FENCING

submitted on 8 July 2025.

View details of 25/0542 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0542&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C50ab99aab8884c69ccee08de05721970%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638954185026053911%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFBpbCIsldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=FgZdHNm760vt4lzMWncpdS7%2F4xFpT%2BmdnNiuRdAwG90%3D&reserved=0>

Your sincerely
Development Management