



Archaeoleg Morgannwg-Gwent

Heneb

Glamorgan-Gwent Archaeology

Our ref: NEW1696/MJ

ARCHAEOLOGICAL PLANNING

Head of Planning and Economic Regeneration
Newport City Council
Civic Centre
NEWPORT
NP20 4UR

18th May 2026

Dear Sir

Re: Development of a derelict site to deliver 9 flats and commercial space to ground floor:
83 Commercial Street, Newport.
Pl.App.No.: 26/0171

Thank you for notifying us of this application; consequently, we have reviewed the detailed information contained on your website.

We have previously commented on a similar application (25/0153), at this address, in our letter dated May 2025. Our understanding of the archaeological resource remains the same.

The information in the Historic Environment Record (HER) curated by this Trust shows that the proposed development site is located within the Archaeologically Sensitive Area of Newport City Centre. We have consulted the regional Historic Environment Record and note that the proposed development area lies within a medieval and Post-Medieval settlement. Records show that St. Paul's Church and the Mynydd Seion Independent Chapel are located nearby, both of early 19th century. To the rear of the building are the lower docks, where a school and later library of the same period were situated.

The proposed development involves the development of a derelict site to deliver 9 flats across floors 1,2, and 3, and commercial space to ground floor. The proposed works will involve significant ground works, and are located within an archaeologically sensitive area. Therefore, it is possible that buried archaeological remains could be encountered during the groundworks.

Therefore, in order to mitigate the impact of the development on the archaeological resource we recommend that a condition, for a programme of archaeological work, taking the form of an archaeological watching brief during the groundworks required for the development, should be attached to any consent granted.

We envisage that this programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and

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Cadeirydd / Chair: Dr Carol Bell

PSG / CEO: Richard Nicholls

Cwmni Cyfyngedig (1198990) ynghyd ag Elusen Gofrestredig (504616) yw'r Ymddiriedolaeth

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recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014

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.*

We also recommend that a note should be attached to the planning consent explaining that:

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), [CIfA regulations, standards and guidance](#) | [Chartered Institute for Archaeologists](#) and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member [Looking for an archaeologist? | Chartered Institute for Archaeologists](#).

If you have any questions or require further advice on this matter please do not hesitate to contact us.

Yours faithfully

Mike Jones

Mike Jones BA
Assistant Stewardship Officer

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