

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 20 May 2026 11:11:18 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0358 (Coach And Horses Newport Road Cardiff South Wales CF3 2UQ) (FULL)

Hi Jacob

Re: RETROSPECTIVE APPLICATION FOR THE DEVELOPMENT OF AN INDUSTRIAL STORAGE UNIT/BUILDING

The Coach and Horses public house (Cadw ref: 2933) is prominently located on the north side of the A48, aligned on an east-west axis. Reason for listing is: "*notwithstanding modern alterations as a prominently sited inn of C18 origin*".

Considering its origins as a coaching inn once set outside of the settlement of Castleton (and immediately between its large garden curtilage and the garden of the villa adjacent), the asset's location next to the busy Cardiff-Newport throughfare makes a very positive contribution towards its setting (and its significance). Though C20 development to the rear has impinged upon its once-bucolic backdrop, mature trees retain something of a rich green feel for the site.

The proposed storage unit is very industrial in character; however, it is proposed to be sited far from the listed asset, unseen within views of the asset due to the mature tree line and the modern hotel development. As such, there is no resultant impact upon setting - or significance - of the listed building.

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: 15 May 2026 11:35
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 26/0358

Dear Principal Heritage Officer

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

App Number: 26/0358

Address: Coach And Horses Newport Road Cardiff South Wales CF3 2UQ

Proposal: RETROSPECTIVE APPLICATION FOR THE DEVELOPMENT OF AN INDUSTRIAL STORAGE UNIT/BUILDING

submitted on 12 May 2026.

View details of 26/0358 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0358&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C31cbb041fec43ba3e9508deb26da9d2%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639144381371746837%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoitWFBpCisldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=TIbt1d7qUp4Xv2dW6TQVRN%2BefzQJANafyFtkiBy0wlQ%3D&reserved=0>

Your sincerely

Development Management