

Webster, Ben (Planning Officer)

From: Arnall, Guy
Sent: 14 October 2025 15:15
To: Webster, Ben (Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0658 St Winifreds White Hart Lane Caerleon Newport NP18 1AB (DOC)

Hi Ben

Re: PARTIAL DISCHARGE OF CONDITIONS 3 (BIODIVERSITY ENHANCEMENT), 4 (FRONT BOUNDARY PIERS AND WALL), 5 (ROOF LIGHTS) AND 6 (WRITTEN SCHEME OF HISTORIC ENVIRONMENT MITIGATION) OF PLANNING PERMISSION 24/0510 SINGLE STOREY SIDE EXTENSION, REMOVAL AND REPAIR OF FRONT GARDEN WALL, AND REMOVAL OF CHIMNEY.

3. Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.

- The bat box is to be located upon the western elevation of the building. It will be unseen within principal CA views.
- It has now been confirmed that the 8 no. bird boxes are proposed to be located around the garden and on the outbuildings on the site.
- I am satisfied with these details. Please discharge.

4. Prior to commencement of the proposed works to the front boundary piers and wall, a written methodology of removal, repair and rebuild, which includes a material specification, details of any coping, mortar and making good where the wall section is to be removed, shall be submitted and agreed to in writing by the Local Planning Authority. The repairs shall be undertaken in accordance with the approved methodology.

Reason: In the interests of preserving the character and appearance of the Caerleon Conservation Area. Policies GP6 and CE7 of the LDP.

- Drawing no. 200 of Approved application 24/0510 states that "Brick Garden wall to be repaired where required. Damaged Piers to be removed and rebuilt to match existing piers."
- The method statement is clear enough regarding finishes, including repointing and the use of reclaimed material where necessary.
- With regard to new termination of the wall section proposed for demolition, it has now been confirmed that "the intention is to create a pier of similar style to the path entrance piers, although smaller in scale, re-using removed bricks to create the pier."
- I am satisfied with these details. Please discharge this condition.

5. Prior to the commencement of works on the extension hereby approved, full details/specification of the rooflights to be installed shall be submitted to and agreed to in writing by the Local Planning Authority. The rooflights shall be conservation style, i.e. flush fitting and metal. The rooflights installed shall accord with the approved details and be retained for lifetime of development.

Reason: In the interests of preserving the character and appearance of the Caerleon Conservation Area. Policies GP6 and CE7 of the LDP.

I am satisfied with these details. Please discharge.

6.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.

I will let Heneb comment upon the suitability of the archaeological WSI.

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

From: Arnall, Guy

Sent: 01 September 2025 09:49

To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0658 St Winifreds White Hart Lane Caerleon Newport NP18 1AB (DOC)

Hi Ben

Re: PARTIAL DISCHARGE OF CONDITIONS 3 (BIODIVERSITY ENHANCEMENT), 4 (FRONT BOUNDARY PIERS AND WALL), 5 (ROOF LIGHTS) AND 6 (WRITTEN SCHEME OF HISTORIC ENVIRONMENT MITIGATION) OF PLANNING PERMISSION 24/0510 SINGLE STOREY SIDE EXTENSION, REMOVAL AND REPAIR OF FRONT GARDEN WALL, AND REMOVAL OF CHIMNEY.

3.Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.

- The bat box is to be located upon the western elevation of the building. It will be unseen within principal CA views.
- However, I am unclear where the 8 no. bird boxes are proposed to be located. Will they be located upon the building?

4.Prior to commencement of the proposed works to the front boundary piers and wall, a written methodology of removal, repair and rebuild, which includes a material specification, details of any coping, mortar and making good where the wall section is to be removed, shall be submitted and agreed to in writing by the Local Planning Authority. The repairs shall be undertaken in accordance with the approved methodology.

Reason: In the interests of preserving the character and appearance of the Caerleon Conservation Area. Policies GP6 and CE7 of the LDP.

The method statement is clear enough regarding finishes, including repointing and the use of reclaimed material where necessary. However:

- Can we please have confirmation that the characterful pier caps to the existing pedestrian gateway are to be retained and reused.

- I am unclear as to how the boundary wall will be terminated to the southern end, following its partial demolition. Details please.

5. Prior to the commencement of works on the extension hereby approved, full details/specification of the rooflights to be installed shall be submitted to and agreed to in writing by the Local Planning Authority. The rooflights shall be conservation style, i.e. flush fitting and metal. The rooflights installed shall accord with the approved details and be retained for lifetime of development.

Reason: In the interests of preserving the character and appearance of the Caerleon Conservation Area. Policies GP6 and CE7 of the LDP.

I am satisfied with these details. Please discharge.

6.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.

I will let Heneb comment upon the suitability of the archaeological WSI.

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: 28 August 2025 12:01

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

Subject: Planning Consultation Request for case ref: 25/0658

Dear Principal Heritage Officer

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

App Number: 25/0658

Address: St Winifreds White Hart Lane Caerleon Newport NP18 1AB

Proposal: PARTIAL DISCHARGE OF CONDITIONS 3 (BIO DIVERSITY ENHANCEMENT), 4 (FRONT BOUNDARY PIERS AND WALL), 5 (ROOF LIGHTS) AND 6 (WRITTEN SCHEME OF HISTORIC ENVIRONMENT MITIGATION) OF PLANNING PERMISSION 24/0510 SINGLE STOREY SIDE EXTENSION, REMOVAL AND REPAIR OF FRONT GARDEN WALL, AND REMOVAL OF CHIMNEY

submitted on 15 August 2025.

View details of 25/0658 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0658&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7Cb70a4ceaff554c12262308dde62231d9%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638919756896347169%7CUnknown%7CTW>

FpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbClldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=kiBLmSZndax2RYD1LYhsQXVVw8Am9c0vX0eMbNYOgYw%3D&reserved=0

Your sincerely
Development Management