

Our Ref: POBL/3258/3.1

13th December 2024

Grant Hawkins
Planning Services
Newport City Council
Civic Centre
Newport
NP20 4UR

Dear Mr Hawkins

Application Reference No: 18/1236

Refurbishment and alterations to Orchard House to create 7no. self-contained supported living apartments, demolition of selected outbuildings and construction of single storey communal garden pavilion including associated landscaping work.

In respect of discharge of pre-commencement Condition 3 an application has been made via the planning portal with the reference PP-13638101.

This follows the refusal of application 24/0579 and includes updated information. It should be noted that since the previous application following investigation of the condition of the existing roof, it has been decided to retain the existing roof coverings, making only localised repairs where necessary (e.g. any slipped / missing /broken tiles or leadwork repairs) and patching in following removal of dormers and installation of a rooflight (AOV), the latter two of which are subject to a NMA application that has been submitted (ref PP-13638159).

The following updated documents are submitted via the portal;

Condition 3

Biodiversity Construction Method Statement, dated 18th November 2024, prepared by Ecological Services Ltd.

Biodiversity Strategy, dated 18th November, prepared by Ecological Services Ltd.

3258-PEN-ZZ-ZZ-DR-A-3100-B1-C5 Proposed Elevations

If you have any queries on the above, please do not hesitate to contact me. The administration charge of £115.00 will be paid over the phone.

Yours sincerely



LINDSEY REES
Associate