

Newport City Council

By email

Eich cyfeirnod
Your reference

CONNEX/25/0343

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

22 May 2025

Llinell uniongyrchol
Direct line

03000 252791

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – S73 application to vary condition 1 (approved plans) of 18/236 refurbishment and alterations to Orchard House to create 7 self-contained supported living apartments, demolition of selected outbuildings and construction of single storey communal garden pavilion including associated landscaping work. Amendments include reduction in size of garden pavilion. Orchard House, 11A Norman Street, Caerleon, Newport, NP18 1BB

Thank you for your letter of 9 May inviting our comments on the information submitted for the above planning application.

Advice

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monument listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Scheduled Monument

This section 73 application is for a variation to condition 1 attached to planning consent 18/1236 for the refurbishment and alterations to Orchard House to create 7 self-contained supported living apartments, demolition of outbuildings, and construction of a pavilion at Orchard House, 11A Norman Street, Caerleon.

The variation of the condition will allow the proposed Garden Pavilion to be reduced in size to suit supplier limitations on manufacturing sizes, changes to client requirements and allow an increase of the distance from the boundary for fire safety reasons and locate it outside of tree root protection areas.



Scheduled monument consent has previously been granted for this development. As such Cadw do not object to the granting of consent to this proposed variation to the planning consent.

Yours sincerely,

Laura Cooper
Historic Environment Branch

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12 \(gov.wales\)](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a



registered park or garden or its setting should be a material consideration in the determination of a planning application.