

Ein cyf/Our ref: CAS-280460-L2M9
Eich cyf/Your ref: 25/0343

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 14 May 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 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. AMENDMENTS INCLUDE REDUCTION IN SIZE OF GARDEN PAVILLION

LLEOLIAD/LOCATION: ORCHARD HOUSE, 11A NORMAN STREET, CAERLEON, NEWPORT, NP18 1BB

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 09 May 2025.

We have no objection to the application as submitted and provide the following advice.

We understand this application is seeking to vary condition 1 (Approved Plans) of 18/1236 because the garden pavilion is being reduced in size to: suit supplier limitations on manufacturing sizes; changes to client requirements; increase distance from boundary for fire safety reasons; and locate outside of tree root protection areas. On this basis, we have no objection to the variation of condition 1.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Sarah Lund

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.