

Delegated Decision Report

Application No:	24/1012	Statutory Period Expires:	20th June 2025
------------------------	----------------	----------------------------------	-----------------------

Site:	<i>Orchard House 11A Norman Street Caerleon Newport NP18 1BB</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 3 (BIO DIVERSITY CONSTRUCTION METHOD STATEMENT) 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</i>		
Applicant:	<i>J Page</i>		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	APPROVED		

1. BACKGROUND

- 1.1 Planning permission has been granted under application 18/1236 (27th January 2022) for the refurbishment and alterations to Orchard House to create 7no. self contained supported living apartments, demolition of selected outbuildings and construction of a community garden pavilion along with other associated works at the site.

2. SITE LOCATION AND CONTEXT

- 2.1 Orchard House is currently occupied by the National Autistic Society (NAS) who provide accommodation and associated services for adults with autism. The existing building is a large red brick Victorian house of an 'L' shape and provides 10 bedrooms, some with en-suite bathrooms, a number of communal lounges, kitchens and dining areas and, in some cases, more independent 'apartment' style living for residents.
- 2.2 The site is located centrally within Caerleon in a predominantly residential area and is approximately 1.46ha in size. It is largely screened from the surrounding area by mature trees and hedgerows. The site is bound by residential properties at Mill Street to the north, the residential Norman Street to the east, residential properties at Holmlea and Golcroft Court to the south and the Caerleon House nursing home to the west.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application is seeking the partial discharge of Condition 03 (Biodiversity Construction Method Statement) of planning permission 18/1236.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
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.	GRANTED WITH CONDITIONS	27.01.2022
24/0726	NMA APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS), 6 (TREE PROTECTION PLAN) AND 10 (ARBORICULTURAL METHOD STATEMENT) OF 18/1236 REFURBISHMENT AND ALTERATIONS TO	PART APPROVED WITH CONDITIONS AND PART REFUSED	19.07.2024

	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 THE SIZE OF GARDEN PAVILION BUILDING AND UPDATES TO TREE PROTECTION PLAN AND ARBORICULTURAL METHOD STATEMENT		
24/1014	NMA 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 INSTALLATION OF PV PANELS AND AOV, REMOVAL OF EXISTING DORMERS TO REAR ELEVATION AND INSTALLATION OF 2NO. CANOPIES	PART APPROVED WITH CONDITIONS/ PART REFUSED	14.02.2025

5. PLANNING POLICY

5.1 NONE.

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales: No comment to make.

6.2 Ecology: Final Response – Biodiversity Method Statement v3.0 dated 26th March 2025 is adequate to partially discharge Condition 03 of 18/1236 subject to implementation in full.

7. PUBLIC REPRESENTATIONS

7.1 None.

8. ASSESSMENT

8.1 Condition 03 (Biodiversity Construction Method Statement) states;

Prior to the commencement of works to the roof of the building details of a Biodiversity Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include details of measures to safeguard protected species including during the construction works, based on the information provided in "Be Ecological Bat Survey Issue 1 Version A". The works shall be undertaken fully in accordance with the approved construction method statement. Reason: In the interests of protecting European Protected Species. Policy GP5.

8.2 A revised BCMS was submitted following an initial objection from the Council's Ecologist, along with an updated Bat Survey. On receipt of this updated information, the Ecologist has confirmed that the submitted information is adequate to now agree the partial discharge of the condition.

9. OTHER CONSIDERATIONS

9.1 **Crime and Disorder Act 1998**

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those

functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 Planning (Wales) Act 2015 (Welsh language)

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 Newport's Well-Being Plan 2018-23

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The information submitted to partially discharge Condition 03 of 18/1236 is acceptable.

10.2 The application is approved.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan; Biodiversity Method Statement v3.0 dated 26th March 2025; Orchard House Bat Survey (August 2024);

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original

application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.