

Ein cyf/Our ref: CAS-264621-F2Z5
Eich cyf/Your ref: 24/0274

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 09 October 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: CONVERSION OF FORMER BARN INTO DWELLING WITH REAR EXTENSION AND ASSOCIATED WORKS

LLEOLIAD/LOCATION: COC-Y-NORTH BUNGALOW, BARN AT COC-Y-NORTH LANE

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 17 September 2024.

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

European Protected Species

We note the bat report submitted in support of the above application ('Bat Survey: Barn, Coc Y North Lane, Rhiwderin, Newport, NP10 8RR' by Ecological Services Ltd Version 1 dated August 2023) has identified bats were not using the application site. Based on this report, we have no adverse comments to make on the application as submitted.

However, since the above survey/report was produced we understand that the structure/former barn has since been altered, namely through the addition of a roof. As such, we advise you consult your ecologist regarding the need for, and if appropriate scope of, further survey. Please reconsult us if any survey undertaken finds that bats are present at the site, and you require further advice from us.

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.

Advice for the Developer

Pollution Prevention

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#).

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

Yn gywir / Yours faithfully

Annabelle Evans

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.