

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 11 November 2025 15:30
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Subject: RE: 25/0824 - Wrens Cottage Tregarn Road Langstone

Hello Vicky I have considered the Bat Survey Report v1.0 dated June 2025, and I support the methodology and conclusions set out in that report.

Although the building was identified as having bat roost potential, no bats or signs of bats were detected during the inspection of the site or the emergence surveys. As such, we can assume that the building does not support a bat roost at this time.

A series of biodiversity enhancement measures are set out in Section 10.0 of the report, and we should use a planning condition to secure the implementation of these.

As potential bat roost features were identified in the building, we should use our bat advisory note as below in order to advise the Applicant of how to proceed if bats are discovered during works, if consent is granted.

Matt

Bat Advisory Note

Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845

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