

Ein cyf/Our ref: CAS-285695-D0X7
Eich cyf/Your ref: 25/0589

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 12 August 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: ERECTION OF 9NO. DETACHED DWELLINGS INCLUDING ACCESS, DRAINAGE, LANDSCAPING AND ASSOCIATED WORKS

LLEOLIAD/LOCATION: LAND TO THE REAR OF BYEWAYS, CHEPSTOW ROAD, NEWPORT, SOUTH WALES

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 01 August 2025.

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

European Protected Species

Bats

The Ecological Appraisal by The Environmental Dimension Partnership Ltd. (July 2025) has identified bats are present at the application site. From the information submitted, we consider the proposed development represents a lower risk for bats, as defined in our guidance document '[Natural Resources Wales Approach to Bats and Planning \(2015\)](#).'

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by us, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to 'demonstration of no detriment to the maintenance of the favourable conservation status of European protected species.'

As this is a lower risk case for bats, we consider the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. We recommend you discuss the need to secure any avoidance or mitigation measures with your internal ecological advisor.

We note the Garage Plans & Elevations drawing by Spring Design (July 2025) appear to show a closed garage building. Whereas the Ecological Appraisal recommends '*an open-fronted unlit car barn/garage located adjacent to plots 6 and 7 and western boundary hedgerow H3, allowing fly-in access for night roosting brown long-eared bats in compensation for the loss of building B1.*' Therefore, the current proposals may not contain a suitable replacement for the loss of the night roost structure. We recommend you discuss this matter with your internal ecological advisor.

We advise the works are carried out under licence. We refer you to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

Great Crested Newts

The Ecological Appraisal has identified the application site is a recently ploughed agricultural field of low value to great crested newts (GCN), the nearest existing records of GCN are located 1.7km away, and GCN are unlikely to be using the application site. Therefore, we have no adverse comments to make on the application as submitted in respect of GCN.

Dormice, Otters, and Water Voles

Given the findings in the Ecological Appraisal, we have no adverse comments to make on the application as submitted in respect of dormice, otters, and water vole.

Protected Sites

Special Area of Conservation

The application site is located 1.8km from the River Usk Special Area of Conservation (SAC). From the information provided, we consider the proposal may affect the SAC and have identified pollution as a potential impact pathway to features of the site.

However, we consider the above pathway would not result in an adverse effect if the developer adhered to standard pollution prevention guidelines. Further information on standard pollution prevention guidelines is provided under the 'Advice for the developer' section below.

Sites of Special Scientific Interest

The application site is located 1.3km from Langstone-Llanmartin Meadows Site of Special Scientific Interest (SSSI) and 1.8km from the River Usk (Lower Usk) SSSI. We consider the proposals have the potential to impact upon the SSSIs. Providing the impact pathways referenced above for the SAC (pollution) are adequately addressed, we consider the features of the SSSI will also be adequately safeguarded.

Other Matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

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

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](#). During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages.

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

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

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.