
From: Harris, Matthew (Ecology Officer)
Sent: 25 April 2024 10:35
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: 23/0703 West Of England Hotel 42 Mill Parade
Attachments: RE: S106 for West Of England Hotel 42 Mill Parade (23/0703)

Jacob, subsequent to my comments of 4th January, I can see that the proposed scheme has been altered, and it is now my understanding that no works are proposed to the roof, roof void or external features, such that the proposal now consists of internal refurbishment to the first and second floors only. If this is the case, then I would have no further comment other than to advise we attach the Bat Advisory Note set out in my existing comments.

Any further new proposals, or alteration to the existing proposals which may affect potential bat roosting areas, should be supported by further bat surveys.

I note that the Landscaping Advisor and Tree Officer have concerns about impacts upon the tree on site, so I would support any advice they give.

Matt

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 25 April 2024 08:58
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: 23/0703 West Of England Hotel 42 Mill Parade

Hi Matt,

I can't seem to find any comments on the file from you on this one – however weren't you considering the PEA submitted?

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
Civic Centre
Godfrey Road
Newport NP20 4UR
Telephone: 01633 851385

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From: Harris, Matthew (Ecology Officer)
Sent: 04 January 2024 12:27
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: S106 for West Of England Hotel 42 Mill Parade (23/0703)

Hello Jacob,

The Bat Scoping Survey dated October 2023 identifies bat roost potential in the roof of this building, and advises further survey at an appropriate time of year.

The report refers to two separate phases of development, 'Phase 1' being internal refurbishment on the ground floor to the second floor, and 'Phase 2' being works to the roofs and exterior elevations. The scoping survey report advises that 'Phase 2' will be the subject of a subsequent planning application. However, plans submitted with application 23/0703, such as SD724 05 Proposed Elevations for example, show roof works which would need a full bat survey.

Therefore if these roof works remain part of application 23/0703, then we should not consent that application until the results of a bat survey are in place. PPW and section 6.2.2 of TAN 5 make it clear that we should not grant consent subject to protected species surveys required by planning condition.

However, if there is a means by which works to roofs and exterior elevations can be excluded from 23/0703, such that they cannot be implemented by granting consent to application 23/0703, then I would have no objection. Any residual risk of harm to bats arising from the internal refurbishment could be addressed by attaching our bat advisory note to any consent 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 1300228

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 04 January 2024 10:08
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: FW: S106 for West Of England Hotel 42 Mill Parade (23/0703)

Hi Matt,

Happy New Year.

Would you be able to provide a consultation response on the scoping survey attached please to identify if works can go ahead?

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / Cyngor Dinas Casnewydd
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From: steve groucott <steve_groucott@hotmail.com>
Sent: Tuesday, October 31, 2023 3:06 PM
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Subject: Re: S106 for West Of England Hotel 42 Mill Parade (23/0703)

Hi Jacob,

Thank you for your last email, it took most of the sting out of my situation.

Further to the ecology issue, please see the scoping survey, that identifies no bats are present.

In light of that fact and the fact we cannot condition work to possible bat roosts in the loft.

I would like to suggest a phased approach as detailed in Richard's report.

Planning could be granted(subject to normal procedures) and we undertake the work and alterations to the ground, first and second floors, but will not touch the roof areas.

This will result in a two phase scheme, but will allow the owners some scope to progress matters up until May 2024. This will mean an approval be granted for Phase 1, which would exclude Phase 2 until a Bat survey, Licence and Method Statement is supplied.

This could form a second application for works to the roof . This will reduce fees to the phase 2 application.

Please discuss and let me know if this is acceptable to the ecological consultant.

Thanks

steve

Skerryvore Design Ltd.

Sexton's Tower

2 Caerphilly Road,

Bassaleg,

Newport

NP10 8LE

Tel 01633 897922.

Mob 07816934352.

From: steve groucott <steve_groucott@hotmail.com>

Sent: 24 October 2023 16:06

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Subject: Re: S106 for West Of England Hotel 42 Mill Parade (23/0703)

Hi Jacob

I've gone back through the website and see that there have been comments

In regard to highways

1. Bike storage is Sheffield racks and there will be 8 adult cycle racks, as SD724 06A. Childrens bikes can be stored within apartments
2. The second comment regarding the refuse doesn't really apply, there is direct access from the storage area to the carpark via a clearly defined 1200mm footpath, so cars can't interfere with the refuse disposal.

These points are recognised and answered, the solution does not impact the carpark. Condition the cycle spaces and that the path be kept free from parking as illustrated. Please arrange to remove the objection.

Welsh water

1. No objection

Sound Enironmental Health;

There has been no update of the comments but to reiterate, my response was

Fully understood

*Can I confirm that the building **will not be licenced for music or indeed alcohol.***

The current situation isn't relevant as it will change alongside the changes to the building including removal of most existing entertainment areas.

If there is a formal way to withdraw/rescind the music license, the client will do this.

To confirm no music will be played, no live entertainment will be undertaken, the alcohol licence will be rescinded.

I thought this was confirmed in the DAS, but accept this as confirmation

These points are recognised and answered.

Landscaping,

The basis of this application is that the carpark is to remain, the surface is intact and may need a surface coating, but no excavation will take place, this is illustrated in the application detail by the comment on the layout, "Clean off existing surface and repair". The grass area is to remain, and the tree is to remain, I recognise that the Landscape consultant wishes to add planting to the roadside to provide a feature and separation of the amenity area from the highway. This is done and can be conditioned as to content, at this stage the LPA are agreeing to convert a redundant building that will benefit families and provide homes, the space concerned is 5 sq m.

NRW.

I sent in the FCA after the initial application

It is attached here, but it doesn't seem to be on the website, I'm wondering if its size has caused a problem. Can you forward for re-consultation, and extend as necessary.

Steve

Given the size and expense of this application I really want it to be a success, so I would ask that you extend the period to allow me to send in the landscaping details, if you are unable to condition

Steve

Skerryvore Design Ltd.

Sexton's Tower

2 Caerphilly Road,

Bassaleg,

Newport

NP10 8LE

Tel 01633 897922.

Mob 07816934352.

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Sent: 15 September 2023 14:20

To: steve groucott <steve_groucott@hotmail.com>

Subject: RE: S106 for West Of England Hotel 42 Mill Parade (23/0703)

Hi Steve,

They are slightly different so the S106 officer informs me.

Kind regards,

Jacob Cooke

Senior Planning Officer / Uwch Swyddog Cynllunio

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Newport City Council / *Cyngor Dinas Casnewydd*

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From: steve groucott <steve_groucott@hotmail.com>

Sent: Friday, September 1, 2023 10:10 AM

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Subject: Re: S106 for West Of England Hotel 42 Mill Parade (23/0703)

Jacob
Aren't they the same?

Skerryvore Design Ltd.

Sexton's Tower

2 Caerphilly Road,

Bassaleg,

Newport

NP10 8LE

Tel 01633 897922.

Mob 07816934352.

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Sent: 31 August 2023 16:59

To: steve groucott <steve_groucott@hotmail.com>

Subject: FW: S106 for West Of England Hotel 42 Mill Parade (23/0703)

Hi Steve,

The S106 has been revised following some additional comments from Housing and Leisure.

Could you review and confirm if your client is in agreement?

Kind regards,

Jacob Cooke

Senior Planning Officer / Uwch Swyddog Cynllunio

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Newport City Council / *Cyngor Dinas Casnewydd*

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From: Lowe, Alun (Planning Contributions Manager) <Alun.Lowe@newport.gov.uk>
Sent: Wednesday, August 23, 2023 9:47 AM
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Subject: S106 for West Of England Hotel 42 Mill Parade (23/0703)

Hi Jacob

Here's the revised s106 terms (following additional comments from Housing and Leisure)

Ta, Al

Alun Lowe
Rheolwr Cyfraniadau Cynllunio / Planning Contributions Manager
Adfywio a Datblygu Economaidd / Regeneration & Economic Development
Cyngor Dinas Casnewydd / Newport City Council
01633 210087
Alun.Lowe@newport.gov.uk

Nid yw cynnwys yr e-bost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio.

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y neges hon, a fydddech cystal â rhoi gwybod i'r anfonwr ar unwaith a pheidio â datgelu, dosbarthu neu gopïo'r e-bost i unrhyw barti arall. Mae'r e-bost hon ac unrhyw ffeiliau atodedig yn eiddo i Gyngor Dinas Casnewydd.

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