

Ein cyf/Our ref: CAS-271504-W6D0
Eich cyf/Your ref: 24/1032

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 15 January 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: REPLACEMENT OF EXISTING SUBSTANDARD DWELLING WITH A NEW, HIGH-QUALITY FAMILY HOME DESIGNED TO MEET MODERN LIVING STANDARDS

LLEOLIAD/LOCATION: Holly House Farm, The Hollies, Pentrepoeth Road, Rhiwderin, Newport, NP10 8RT

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 02 January 2025.

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

From the Bat Survey, by Ecological Services Ltd, dated June 2024, it appears the proposal constitutes a lower risk case in relation to bats, as identified in section 2.1 'Identifying lower risk cases' of the document 'NRW Approach to Bats and Planning - Good Practice Guide October 2015', available at: : [GPG 3 NRW Approach to Bats and Planning \(naturalresources.wales\)](https://naturalresources.wales/GPG_3_NRW_Approach_to_Bats_and_Planning) Therefore, we do not intend to offer bespoke advice on this application and refer you to your in-house ecologist.

Should you be minded to grant permission for the proposal, on the advice of your ecologist, in line with the 'Dear CPO' letter issued by Welsh Government on 1st March 2018, we request the following informative is attached to any planning permission granted:

Warning: A European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at [Natural Resources Wales / Apply for a protected species licence](#).

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

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

Applicants intending to operate a private sewerage system will need *either* to apply to us for an environmental permit *or* register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt. Further information can be found on our website: [Natural Resources Wales / Find out if you need a permit for discharges to surface water and groundwater](#)

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

Yn gywir / Yours faithfully

Claire McCorkindale

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.