

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 14 January 2025 15:53:23 UTC+00:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: 24/1032 The Hollies, Garden Cottage Pentre-Poeth Road Newport NP10 8RT

Hi Jacob, a bat survey report dated June 2024 v1.0 has been submitted with this application, and I support the methodology and conclusions of that report.

Common Pipistrelles were detected using the building as a roost, so the site is now a confirmed bat roost. In accordance with the NRW Approach to Bats and Planning Good Practice Guide 2015, this roost constitutes a 'Low Risk Case', and so the standing advice is that we do not need to consult NRW on this application. This is with the proviso that the recommendations of the Bat Survey Report are implemented.

In this instance, my advice is that the Bat Survey Report, and in particular its Proposed Mitigation (Section 10.0), is suitable for this purpose. Therefore we should use a planning condition to require that all of the avoidance, mitigation and compensation measures set out in Section 10.0 are implemented.

Please note that an EPS Licence issued by NRW will still be needed to allow this building to be demolished. That licence will be issued subject to a series of conditions, which will include the implementation of the mitigation measures set out in section 10.0 of the Bat Survey Report, together with any other that NRW require.

In terms of other biodiversity impacts, I note the Site Assessment Survey from 28th June 2024, together with the Conclusions and Recommendation which begin on page 11 of that report, and ask that their implementation is secured by planning condition. Along with the mitigation measures for bats set out above, this should ensure that net benefit for biodiversity is secured. The Site Assessment Survey also makes reference to the need to maintain and enhance green infrastructure, so constitutes an adequate Green Infrastructure Statement in accordance with PPW12.

There are trees adjacent to this site and their root protection areas may be affected by the proposed works. I would support any comments made by the Tree Protection Officer to secure avoidance of harm to these trees, so that they continue to provide green infrastructure and support biodiversity.

Matt

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 14 January 2025 13:10
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: 24/1032 The Hollies, Garden Cottage Pentre-Poeth Road Newport NP10 8RT

Hi Matt,

On the above, I just wanted to highlight the application to you as it may need a bat survey given its location. Also, the building is proposed to be demolished.

When you've had a chance to review I would appreciate your thoughts.

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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Please Note: I am currently working from home and may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all email enquiries by email unless alternative arrangements such as a call via Microsoft Teams are mutually agreed.

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Nid yw cynnwys yr e-bost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol yn glun a cheisiadau a materion cynllunio / This email cannot and does not make or imply any commitment on behalf of Newport City Council to a particular decision on any future application for planning permission or any other planning matter.