

Planning Condition Discharge Proposal

30.6.2025

Application No	22/0952
Proposal	DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND THE ERECTION OF A NEW HGV GATEHOUSE, ALTERATIONS TO THE EXISTING SITE ACCESS AND ASSOCIATED WORKS
Site/Location	Eastern Dry Dock, Marshalls Mono Ltd, Corporation Road, Newport, NP19 4RE
Decision Date	13th July 2023

Condition 4 – Vegetation Clearance

Prior to the removal of any scrub vegetation or trees a method statement shall be provided in relation to the clearance of vegetation in order to prevent or minimise the impact on nesting birds and other species. Following the Council's written agreement all trees and scrub shall be removed in strict accordance with the agreed method statement. Reason to protect nesting birds and other animals including European Protected Species (bats and otters). Policy GP5.

Response to condition

The applicant notes that there is only a limited amount of existing scrub to be cleared as part of the works. The following steps and methodology are proposed to protect species:

- The applicant anticipates that the works will be carried out outside of the Bird nesting season (March to August). In the unlikely event that this should this not be possible a nesting bird check would be completed by an ecologist in the 24-hour period prior to the commencement of works.
- An updated otter survey will be completed of the habitats within 500m of the site 3 months prior to the construction start date.
- A pre-demolition BRA of B6 will be carried out to confirm the building remains of negligible suitability to support roosting bats.