

June 30, 2025

By E-mail only

7 Capital SL2 Ltd
Petersfield Avenue
Slough SL2 5EA

Dear Mohan,

BIODIVERSITY ENHANCEMENT DOCUMENT, 108 COMMERCIAL STREET, NEWPORT PROPOSED FOR RE-DEVELOPMENT

Ecology Wales
Cae Perllan Road
Newport
NP20 3FX

T 07469 474336
info@ecologywales.com
www.ecologywales.com

Ecology Wales were commissioned by 7 Capital SL2 Ltd to advise on biodiversity enhancements regarding the proposed conversion of 108-110 Commercial Street to 8 no.2 bedroom flats and retention of a3 public house at ground floor at 108 Commercial Street, Newport (See plans in Appendix I below). This document is to evidence biodiversity enhancements that will be implemented at the site.

In order to inform proposed re-development at the site, Chrispian Snell BSc (Hons) MCIEEM¹ a suitably experienced ecologist and holder of NRW bat licence S095131/1 has produced this document.

Planning Policy

In Wales the biodiversity duty is set out under Section 6 of the Environment (Wales) Act 2016. It requires public authorities to “seek to maintain and enhance biodiversity in the exercise of its functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions”. If the avoidance, mitigation, compensation and enhancement measures detailed below are adhered to, this proposed development should maintain, enhance biodiversity and promote the resilience of ecosystems within the development site.

¹Admitted as a Full Member of the Chartered Institute of Ecology and Environment Management in May 2014

Biodiversity Enhancement Measures

- 1 Swift nest box https://www.wildcare.co.uk/wildlife-nest-boxes/bird-boxes/swifts/10519-woodstone-burgos-swift-box.html?ppc_keyword=&campaignid=22698191254&adgroupid=&adid=&gad_source=1&gad_campaignid=22694470499&gbraid=0AAAAABRqD_YsKzpEgepraYFWQxscnV2bz&gclid=EAIaIQobChMIp_2li7-ZjgMV_5iDBx2orwo6EAQYBCABEgJKXvD_BwE will be installed onto the rear of the building directly under the eaves (See Plan in Appendix I showing nest box location).
- 1 self cleaning Woodstone “Beaumaris” bat box <https://www.wildcare.co.uk/beaumaris-bat-box.html> will be installed onto the rear of the building directly under the eaves (See Plan in Appendix I showing bat box location).

A suitably qualified ecologist must either supervise the boxes installations or be informed of their installation, so they can check they are installed correctly and in the correct locations.

We trust the biodiversity enhancements are clearly described and fulfil the requirements. Should you have any queries, please do not hesitate to contact us.

Yours sincerely



Chrispian Snell BSc (Hons) MCIEEM
Ecologist

Encs Appendix I Site plans

Appendix I – Site plans

26/02/2020 14:28:49 L:\RA Architects\RAA Projects\R445 Tom Toya Lewis, Newport\CAD\Proposed.dwg — ISO A1



Proposed Rear Elevation



Drawing No **R445-16 A1**

NOTES:
THIS DRAWING IS COPYRIGHT.
DO NOT SCALE FROM THIS DRAWING.
WORK TO FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE.
ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.

NOTES:
DRAWINGS HAVE BEEN PRODUCED FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY. THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 (CDM) IS THE RESPONSIBILITY OF THE CLIENT. CONTRACTOR UNLESS OTHERWISE AGREED IN WRITING.

 TOM TOYA LEWIS NOT SURVEYED.

SB - Swift Box

BB - Bat Box

-	-	-
REVISIONS		

 RICHARD ANDREWS ARCHITECTS
sustainable:modern:creative

THE STABLES, THE ESTATES OFFICE, 25-26
GOLD TOPS, NEWPORT, NP20 4PG
PHONE: 01633 744144
EMAIL: s@ra-architects.co.uk
RICHARD ANDREWS ARCHITECTS LTD.
REGISTERED IN ENGLAND & WALES NO 02741171.
REGISTERED OFFICE: COMPANY HOUSE, GERRARD WAY, GERRARD, LE14 2JZ
www.ra-architects.co.uk

Job **FLATS ABOVE TOM TOYA LEWIS,
108-109 COMMERCIAL ST
NEWPORT
NP20 1LW**
Drawing **PROPOSED ELEVATION**

Number **R445-16 A1**

Scale	Date	Drawn	Checked
1:50	05/10	CC	LS

Number **R445-00 A4**

NOTES:
THIS DRAWING IS COPYRIGHT.
DO NOT SCALE FROM THIS DRAWING.
WORK TO FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE.
ANY DISCREPANCIES TO BE NOTIFIED
TO THE ARCHITECT.

NOTES:
DRAWINGS HAVE BEEN PRODUCED FOR
PLANNING AND BUILDING REGULATIONS
PURPOSES ONLY. THE CONSTRUCTION
(DESIGN AND MANAGEMENT)
REGULATIONS 2015 (CDM) IS THE
RESPONSIBILITY OF THE CLIENT/
CONTRACTOR UNLESS OTHERWISE
AGREED IN WRITING.

-	-	-
REVISIONS		

RICHARD ANDREWS
ARCHITECTS
sustainable:modern:creative

THE STABLES, THE ESTATES OFFICE, 25-26
GOLD TOPS, NEWPORT, NP20 4PG
PHONE: 01633 744144
EMAIL: admin@ra-architects.co.uk

RICHARD ANDREWS ARCHITECTS LTD.
REGISTERED IN ENGLAND & WALES NO.8274171.
REGISTERED OFFICE: COMPANIES HOUSE, GROWN WAY, CARDIFF, CF14 3UZ
www.ra-architects.co.uk

Job **FLATS ABOVE TOM TOYA
LEWIS,
108-109 COMMERCIAL ST
NEWPORT
NP20 1LW**

Drawing **LOCATION PLAN**

Number **R445-00 A4**

Scale	Date	Drawn	Checked
1:1250	27/11	CC	MB