

Ein cyf/Our ref: CAS-315968-S2X2
Eich cyf/Your ref: CONNEX/26/0587

Grant Hawkins
Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 21 August 2026

Annwyl Mr Hawkins/Dear Mr Hawkins

Bwriad/Proposal: Prior notification of demolition of 1no. double gabled industrial building.

Lleoliad/Location: Shed 6, 40 East Way Road, Alexandra Docks, Newport, South Wales.

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 7 August 2026.

We advise that the following matters are relevant to this prior notification of demolition application.

Protected sites

We note that the proposed development site is in close proximity to the River Usk Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and protected sites of the Severn Estuary.

We have reviewed the following information submitted in support of the application:

- Demolition Management Plan 6 Shed, Port of Newport, prepared by ABP, dated June 2026.

We note that the report states in Section I that the contractor will develop a Demolition Environmental Management Plan (DEMP). The proposed DEMP should contain environmental control measures which adequately mitigate potential impact pathways associated with dust, noise, vibration, and pollution.

We would recommend that GPP5: Works and Maintenance in our near water should be followed when preparing the DEMP, found on Netregs [gpp-5-works-and-maintenance-in-or-near-water.pdf](#).

European protected species

Bats

We have reviewed the following information submitted in support of the above application:

- Preliminary Roost Assessment (Pra) & Activity Surveys For Bats, Shed 6 – ABP Newport, Project Ref: 238-03-31-26.Rev1, prepared by ExCAL, dated July 2026.

We note that the report has found that Shed 6 is a confirmed day roost for less than 5 common pipistrelle bats and that an EPS licence will be needed. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document [Natural Resources Wales Approach to Bats and Planning \(2015\)](#).

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by NRW, having satisfied the three tests set out in the Regulations (please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to “demonstration of no detriment to the maintenance of the favourable conservation status of European protected species.”

As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. We recommend that you discuss the need to secure any avoidance or mitigation measures with your internal ecological advisor.

We advise that the works are carried out under licence. We refer you to the Chief Planning Officer’s letter, dated 1 March 2018, which advises planning authorities to attach an informative regarding licence requirements to all consents and notices where European protected species are likely to be present on site.

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

Flood risk

The [Flood Map for Planning](#) (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 - Sea.

We confirm we have no concerns regarding flood risk with the proposed demolition.

Other matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

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.

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

Yn gywir/Yours faithfully,

Andrew Hurst

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.