

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 12 November 2025 15:53
To: Hawkins, Grant (Principal Planning Officer) <Grant.Hawkins@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/0546

Hello Grant, the Bat Scoping Survey v1.0 dated October 2025 identified the property concerned as having 'Moderate' bat roost potential. This would normally lead to at least two emergence surveys taking place, in accordance with current bat survey guidelines that we use. As advised in section 8.7 of the report, *'At least two bat activity surveys are recommended to establish the presence or absence of bats within the buildings.'* These activity surveys can only take place during the bats' active season, roughly May to September. Guidance on these surveys is provided in sections 8.8 and 8.9 of that report.

In accordance with section 6.2.2 of TAN 5, *'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. It is considered best practice that such a survey is carried out before planning application is submitted. Planning permission should not be granted subject to a condition that protected species surveys are carried out and, in the event that protected species are found to be present, mitigation measures are submitted for approval.'*

Therefore I object to this application on the grounds that we don't have the results of a bat activity survey, and so can't assess the impact of the proposals upon European Protected Species.

I would be happy to comment on the results of a bat activity survey in due course.

Matt