



BIODIVERSITY ENHANCEMENT SCHEME

Site Address: 2 Viaduct Close, Bassaleg, Newport, NP10 8FT

Proposal: The development is proposed within the application as: “CONVERSION OF EXISTING GARAGE INTO HOME OFFICE ACCOMODATION AND ASSOCIATED WORKS”

Planning Application Number: 26/0176

1. Introduction

This document is submitted to discharge pre-commencement Condition number 3 attached to planning permission reference 26/0176 for the material change of use from a garage to office space. The scheme provides proportionate biodiversity enhancement measures appropriate to the scale and nature of the development.

2. Condition Wording

Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011–2026 (adopted January 2015).

3. Site Context and Policy

The site is located within an established urban area of Newport and comprises an existing garage building with no associated landscaping or ecological features of note. The development will not result in habitat loss. In accordance with Policy GP5, enhancement measures are limited to species-level provision.

4. Biodiversity Enhancement Measures

4.1 Bat Ridge Roost

One bat ridge roost will be installed at a minimum height of 4 metres above ground level, facing east. Due to its proposed location at ridge level, the roost will also benefit from southerly solar gain, providing favourable thermal conditions for roosting bats. This measure will positively contribute to on-site biodiversity enhancement.



[LINK TO PRODUCT INFORMATION](#)

5. Location and Plans

The location of the bat ridge roost is identified on drawing number 2-NP108FT-Proposed Elevations-Planning-102B. **See Appendix A**

6. Implementation

The approved biodiversity enhancement measures shall be installed prior to the first beneficial use of the development and retained thereafter.

7. Maintenance and Retention

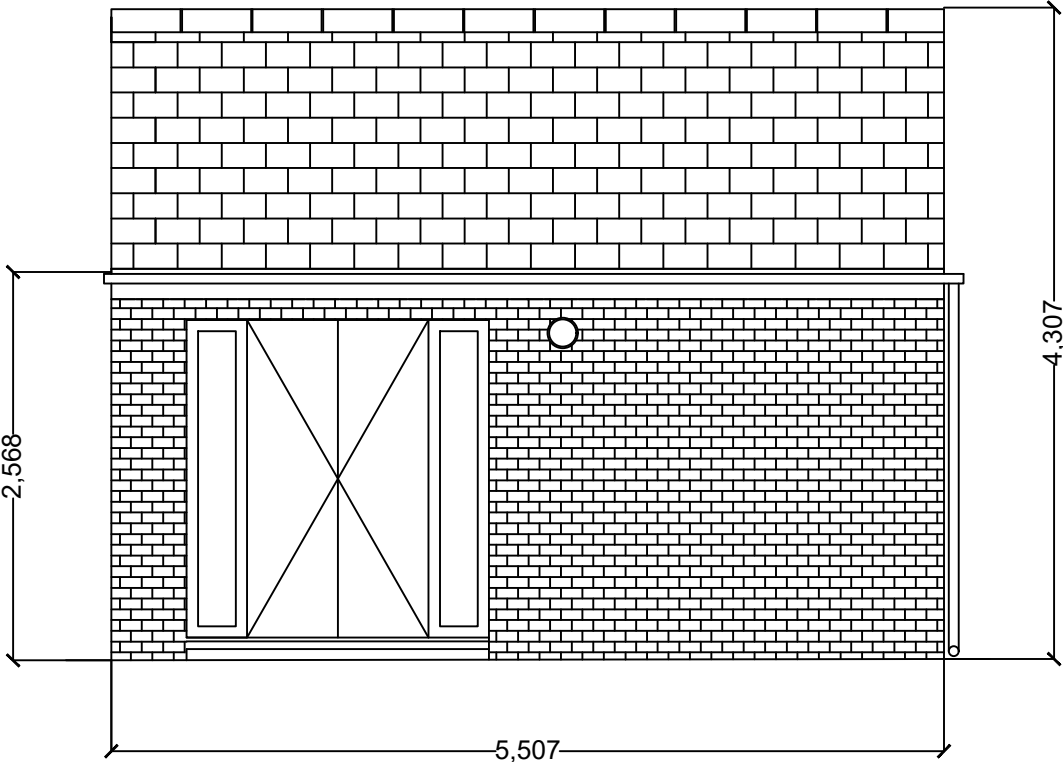
Responsibility for maintenance shall rest with the property owner. The Manthorpe Bat Ridge Roost will be installed and retained in perpetuity for biodiversity enhancement.

8. Conclusion

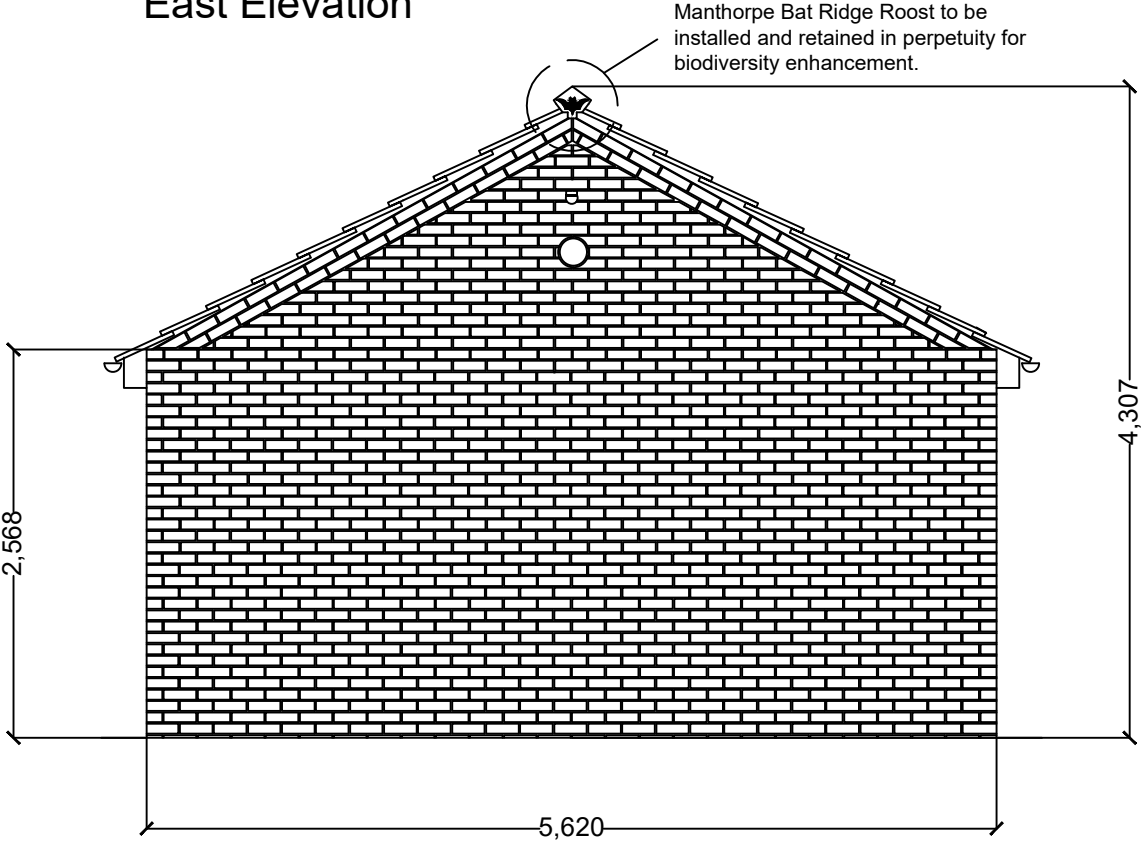
This Biodiversity Enhancement Scheme satisfies the requirements of Condition 3 and accords with Policy GP5 of the Newport Local Development Plan. Approval and discharge of the condition is therefore respectfully requested.

Appendix A

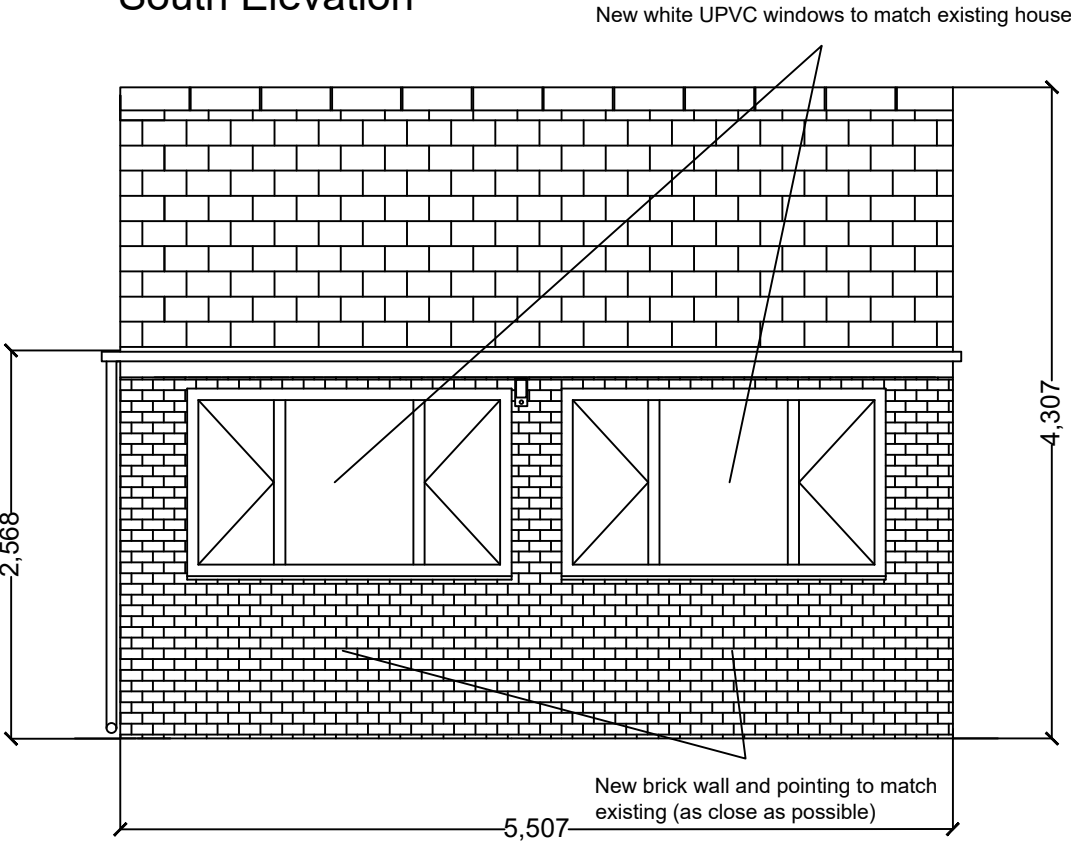
North Elevation



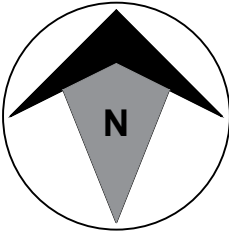
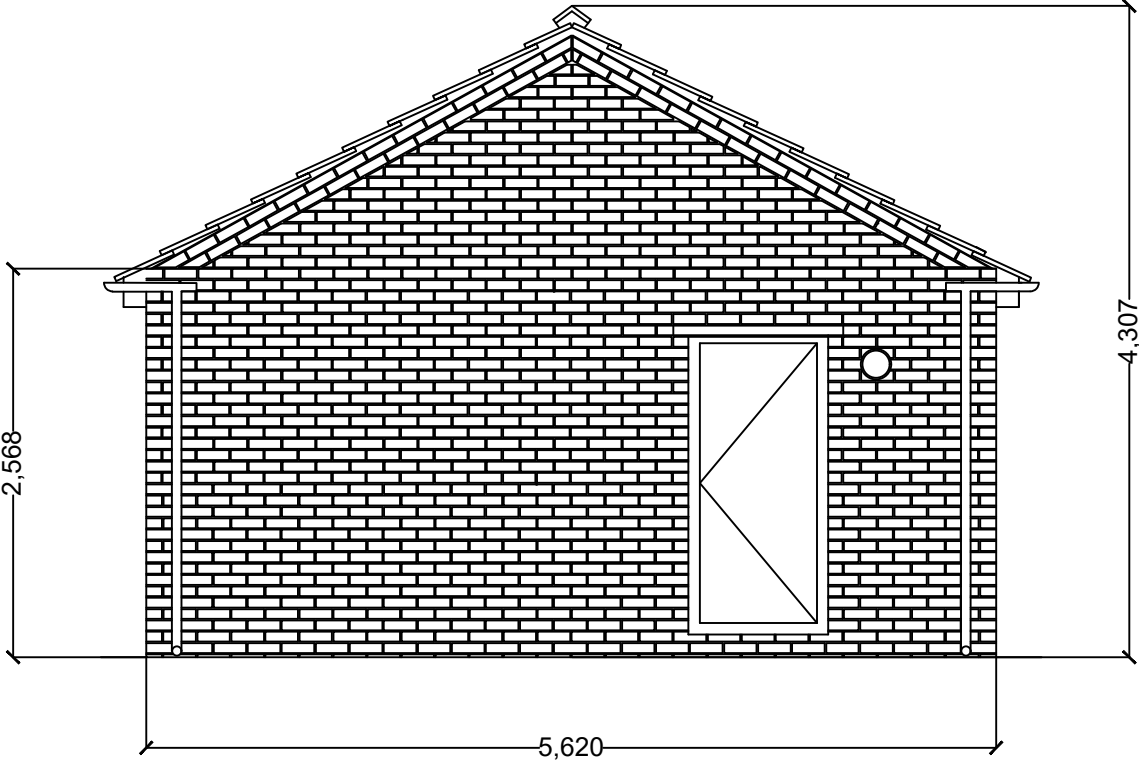
East Elevation



South Elevation



West Elevation



PROJECT NAME:
Viaduct Close - Garage Conversion

CLIENT:
Mr W Harris

PROJECT ADDRESS:
2 Viaduct Close, Newport

DRAWING TITLE:
Proposed Elevations

DRAWING NO:
A-102

REVISION NO:
B

DRAWN BY:
SD

CHECKED BY:
SD

SCALE:
1:50 @ A3

DATE:
02/05/2026

STAGE:
Planning

