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Sent: 24 July 2025 11:22
To: Hawkins, Grant (Senior Planning Officer) <Grant.Hawkins@newport.gov.uk>
Subject: RE: 25/0372 - Orchard House, Caerleon.

Grant, In terms of the solar panels on the single storey annex, no bats were detected in this part of the building during the surveys for the 18/1236 application, nor were they detected during the 2024 surveys for the present 25/0372 application. So I am not concerned that there is likely to be any significant effect upon bats as a result of this element of the proposal.

For the removal of the existing dormers and installation of the AOV rooflight, the mitigation measures set out in the Bat Survey Report v1A dated June 2019 are based upon total loss of the bat roosts due to the building being re-roofed. The works proposed with the 25/0372 application would not increase the impact upon bats, as loss of the roosting space is already anticipated as a result of the 18/1236 application. Therefore the mitigation and compensation measures proposed in the original Bat Survey Report are still applicable.

These measures are set out in the Biodiversity Construction Method Statement, required prior to the commencement of works to the roof of the building, secured by condition 3 of 18/1236. This condition was partially discharged by application 24/1012, subject to implementation in full. In my view, this Method Statement is equally applicable to the present application, as the impact upon bats is the same (loss of roost space) and the mitigation / compensation measures are equally valid.

Therefore we should use a planning condition to secure submission and implementation of an updated Biodiversity Construction Method Statement, based upon the existing statement.

Matt