



Reptile Survey

Mendalgief Road, Newport

For

LNT Construction Ltd

Report Ref.: LNT001-019-001/001/001

October 2024

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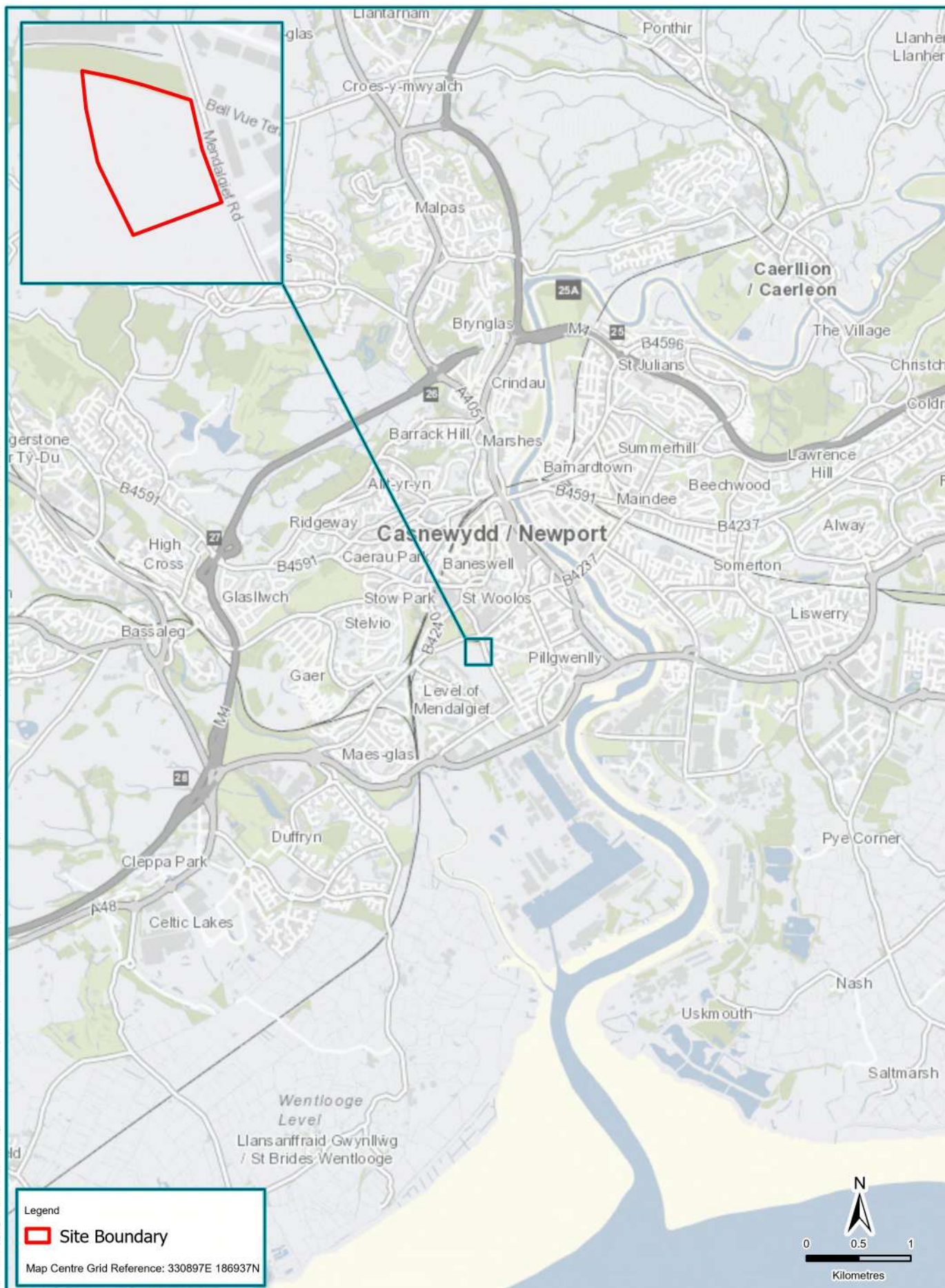
1. Summary and Main Recommendations

1.1 Summary

- 1.1.1 LNT Construction Ltd commissioned Thomson Environmental Consultants on 27th August 2024 to undertake a reptile survey of a site near Mendalgief Road, Newport, NP20 2SH. This survey was to inform a planning application for the construction of a care home, in association with a wider development scheme. The site location is shown on Figure 1.
- 1.1.2 A Preliminary Ecological Appraisal (Thomson Environmental Consultants, 2024) of the site identified suitable habitat for reptiles. Updated reptile surveys at the site were therefore recommended.
- 1.1.3 In areas of suitable habitat, two survey methods were used to determine the presence or likely absence of reptiles, including visual search for basking reptiles and deployment of artificial refugia. Eight survey visits were undertaken during the active season (March to early October) for reptiles in suitable weather conditions.
- 1.1.4 During the presence/absence surveys, no reptiles were identified during visual searches or deployment of artificial refugia on the site. Reptile survey (refugia locations) results are shown in Figure 2.
- 1.1.5 Reptiles are protected by law; it would be an offence to kill or injure reptiles during development of the site. As a protected species, their presence is also likely to be taken into consideration during determination of the planning application.

1.2 Main recommendations

- 1.2.1 Since no species of reptile were recorded on the site, there is no further survey or mitigation required. However, if a reptile is located during any vegetation clearance/ site works, works must cease and an ecologist contacted for advice.



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Figure Number	1	Scale at A4	1:50,000		
Figure Title	Site Location	Drawn	AS	Checked	
		Date	01/10/2024	JB	
		Date	01/10/2024		

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Filepath: S:\Live Projects\Terrestrial Ecology\East Anglia\LNT001-019_1 - Mendalgief Road_ Newport - PM, CBMapping\Working\LNT001_019_ReptileFigures_AS_011024.aprx



- Legend
- Reptile Refugia Location
 - Not Accessed
 - Survey Extent
 - Site Boundary

Map Centre Grid Reference: 330903E 186929N

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Drawing Ref
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Drawn AS	Checked JB
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Date 11/10/2024	Date 11/10/2024
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Figure Number
2

Figure Title
Reptile Survey Results



Photograph 1:
Overall view of the site, looking north-west.



Photograph 2:
Vegetated area and restricted access zone within the north/eastern section of the site.



Photograph 3:
South-east direction of the restricted access zone in the north/eastern section of the site.



Photograph 4:
Example of an artificial refugia placement on suitable habitat (*h3h-1* and *2*).

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Figure Number	Figure 3		Drawn	AS	Checked	CB		
Figure Title	Photographs of the Site		Date					07/10/2024

2. Introduction

2.1 Development Background

- 2.1.1** LNT Construction Ltd commissioned Thomson Environmental Consultants on the 27th August 2024 to undertake a reptile survey of a site near Mendalgief Road, Newport, NP20 2SH. The site is proposed for a planning application for the construction of a care home, in association with a wider development scheme. The site location is shown on Figure 1.
- 2.1.2** The proposals described above are hereafter referred to collectively as the 'development'.
- 2.1.3** The site is (approx) 0.69 hectares (ha) and, at the time of survey, consisted of mixed scrub (*h3h-1* and *-2*), old steel works associated buildings (*u1b5-1*), sparsely vegetated urban land (*u1f-1*) and artificial unvegetated unsealed surface (*u1c-1*) (central grid reference: ST 30876 86936). The project will require the demolition of two existing small buildings and clearance of remaining scrub and sparsely vegetated land habitats on site.
- 2.1.4** The area affected by the development is hereafter referred to as the 'site'.
- 2.1.5** The project will require planning consent from Newport City Council.

2.2 Ecology Background

- 2.2.1** The initial desk study returned two records of reptile species including slow-worm (*Anguis fragilis*) and common lizard (*Zootoca vivipara*).
- 2.2.2** A Preliminary Ecological Appraisal (PEA) was carried out by (Thomson Environmental Consultants, 2024) to identify constraints and any requirements for additional protected species surveys. Suitable refugia habitat (*h3h-1* and *2*) and basking for reptiles was found to be present on the site. Further survey of the site for reptiles was therefore recommended, and presence/likely absence surveys to determine the species present and their status on the site. Survey results will inform the avoidance and/or mitigation measures required to ensure the works do not result in the killing or injury of reptiles.
- 2.2.3** A summary of the biology, conservation status and legal protection of reptiles is given in Appendix 1.

2.3 The Brief and Objectives

- 2.3.1** LNT Construction Ltd commissioned Thomson Environmental Consultants on the 27th August 2024 to undertake a reptile survey of a site near Mendalgief Road, Newport, NP20 2SH. The brief was:
- To carry out a reptile survey according to best practice guidance. Artificial reptile refugia will be deployed and allowed to 'bed-in' for a period of at least 14 days. The survey will comprise seven further visual surveys for reptiles in areas of suitable habitat, including checking the refugia for the presence of reptiles, and

- To produce a report supported by appropriate digitised mapping that details the methods and results of the reptile surveys. The report will include consideration of any relevant legislation and planning policies, with recommendations for necessary compliance measures that are required.

2.4 Limitations

- 2.4.1 At the time of survey set up, surveyors were unable to access the north/eastern section of the site boundary due to large quantities of stored rubbish and building materials (see photo Figure 3). Therefore, the number of artificial refugia deployed had to be reduced to account for access restraints to suitable mixed scrub habitat (*h3h-1 and -2*) as shown on Figure 2.
- 2.4.2 Additionally, due to date of commission (27/08/2024) all refugia checks needed to be carried out in September to remain within the reptile active season (mid-March to early October). Although temporally sensitive, this was deemed to have no significant impact on site findings as refugia checks still occurred a minimum of two days apart in suitable conditions.
- 2.4.3 The report is based on the development boundary and layout shown within Appendix 2: Development boundary and layout. Drawing number NP20 2NW-F-01 (13.03.24). Subsequent changes may result in a requirement to reassess the potential impacts of the development and the requirements for avoidance, mitigation, and enhancement.

2.5 Surveyors

- 2.5.1 Surveys were undertaken by Assistant Ecologist Jack Cooper BSc (Hons), and Ecological Consultants Aaron Meijer BSc (Hons) and Anna Saunders BSc (Hons).

3. Methodology

3.1 General Approach

- 3.1.1** The survey area encompassed areas of mixed scrub (*h3h-1* and *2*), old steel works associated buildings (*u1b5-1*), sparsely vegetated urban land (*u1f-1*) and artificial unvegetated unsealed surface (*u1c-1*). Survey effort within the site was concentrated within suitable habitat (*h3h-1* and *2*) for reptiles, located in the north-east and south-east of the site, see Figure 2.
- 3.1.2** The suitability of the habitat for reptiles within the survey area was assessed by a suitably experienced ecologist. In areas of suitable habitat, two survey methods were then used to determine the presence or likely absence of reptiles. These were (i) a visual search for basking reptiles and (ii) the checking of artificial refugia deployed specifically to attract reptiles.
- 3.1.3** For each reptile species found to be present, a size class estimate was made, based on the presence of each species and the habitat suitability assessment.
- 3.1.4** Survey visits were undertaken during the active season for reptiles (generally mid-March to early October) when weather conditions were most suitable for reptile surveys. This excludes periods of heavy rain, strong wind and temperatures below 9°C and above 20°C (Gent & Gibson, 2003).

3.2 Presence / Absence Survey

Visual Search

- 3.2.1** Eight survey visits were conducted, whereby the survey area was carefully walked, slowly looking for basking reptiles, with the aid of binoculars where appropriate. Any reptiles seen were approached cautiously so as not to disturb them, and to allow species identification. The number, species, sex, life stage and location of any reptiles seen were recorded on a map of the survey area using a mobile mapper. Any evidence of reptiles such as sloughed skins was also recorded.

Refugia Search

- 3.2.2** On 2nd September 2024, a total of 34 artificial refugia were placed in suitable locations throughout the survey area and distributed at approximately 2-3m intervals. This is over the minimum baseline density of 10 artificial refugia recommended (Froglife, 1999) for reptile surveys.
- 3.2.3** The artificial refugia were comprised of 1m² (1m x 0.5m) cuts of roofing felt. The refugia were positioned so that they were in contact with the ground, in areas of suitable habitat, and exposed to sunlight.
- 3.2.4** The artificial refugia were then left in place for nine days before the survey commenced. Subsequently, on six occasions, a minimum of two days apart, all the refugia were cautiously

checked for reptiles both on top and underneath on eight occasions, a minimum of four days apart. If any reptiles were found, the refugia location, species, life stage and numbers of reptiles were recorded. Any evidence of reptiles such as sloughed skins was also recorded.

3.2.5 The refugia checks were undertaken on 9th, 11th, 13th, 16th, 20th, 24th, 27th and 30th of September.

3.2.6 On days forecast to be suitable for a reptile survey (Gent & Gibson, 2003), the survey was conducted during the morning or late afternoon, when the temperature beneath the refugia was not too high for reptiles to be present. On days forecast to be cooler or cloudy, the survey was conducted in mid-to late morning or early to mid-afternoon. The air temperature in the shade was recorded on each survey visit.

3.2.7 The artificial refugia were collected and removed from the site after the end of the eighth survey.

3.3 Dates of Survey

3.3.1 The table below shows the time of visit, the date, air temperature and weather conditions for each of the eight visits.

Table 1: Survey metadata

Visit No.	Date	Time (start/finish)	Weather Notes	Temperature
Refugia deployment	02/09/2024	12:00 - 16:00	67-100% cloud cover, drizzle, light wind.	20°C
1	09/09/2024	10:00 - 11:00	67-100% cloud cover, no rain, breezy.	10°C
2	11/09/2024	10:00 - 11:00	67-100% cloud cover, no rain, breezy.	10°C
3	13/09/2024	10:00 - 11:00	0-33% cloud cover, no rain, light wind.	16°C
4	16/09/2024	10:00 - 11:00	0-33% cloud cover, no rain, light wind.	15°C
5	20/09/2024	10:00 - 11:00	0-33% cloud cover, no rain, light wind.	15°C
6	24/09/2024	10:00 - 11:00	34-66% cloud cover, no rain, light wind.	14°C
7	27/09/2024	10:00 - 11:00	67-100% cloud cover, no rain, light wind.	14°C
8 & Collection	30/09/2024	10:00 - 11:00	67-100%, cloud cover, no rain, light wind.	13°C

4. Results

4.1 Presence / Absence Survey

Visual Search

- 4.1.1 No reptiles were identified during the visual searches of the survey area on any of the eight visits.

Refugia Search

- 4.1.2 No reptiles were identified during the refugia searches of the survey area on any of the eight visits.

5. Legal and Planning Policy Considerations

- 5.1.1 The content of the legislation and planning policy section is the legislation and planning policy considerations that we know are relevant based on this reptile survey.
- 5.1.2 No adder, grass snake, smooth snake, sand lizard, slow worm or common lizard were identified during any of the visits. These species are therefore likely absent from the site. As such, there are no legal or planning policies which are likely to pose a constraint to the development in respect to these reptile species.
- 5.1.3 As set out in Appendix 1, all UK native reptiles are priority species and protected from killing, injury and sale under the Wildlife and Countryside Act 1981.
- 5.1.4 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied.
- 5.1.5 Paragraph 180 of the NPPF (2023): *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*
- *a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soil; and*
 - *(d) minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures;"*
- 5.1.6 Paragraph 185 of the NPPF (2023): *'plans should b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species.'*
- 5.1.7 Reptiles are priority species, however, appropriate mitigation for the loss of habitat for reptiles will not be necessary as set out in Section 6.
- 5.1.8 As no reptiles were found during the survey, there should be no legal and planning policy issues with respect to the proposed development.

6. Recommendations

- 6.1.1 There is still suitable habitat on the site for reptile species and suitable connected habitat nearby however, since no reptile species were recorded during the surveys, no further mitigation is required. However, if a reptile is located during vegetation clearance/ site works, works must cease and an ecologist contacted for advice.
- 6.1.2 Vegetation clearance should take place during Autumn 2024 and should take into consideration the potential for any late active nesting birds.
- 6.1.3 If a reptile is located during works, works must cease and an ecologist contacted for advice.

7. Conclusion

- 7.1.1 No reptiles were found during the visual search and refugia visits, therefore reptiles are considered likely absent from site and no further mitigation for reptiles is required.
- 7.1.2 If a reptile is located during works, works must cease and an ecologist contacted for further advice.

8. References

Arnold, H.R (1995) Atlas of amphibian and reptiles in Britain. HMSO. London.

Beebee, T.J.C and Griffiths, R.A (2000) Amphibians and Reptiles. Harper Collins Publishers. London.

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Gent, A.H and Gibson, S.D eds (1998) Herpetofauna Workers Manual. Joint Nature Conservation Committee, Peterborough.

JNCC and Defra (on behalf of the Four Countries' Biodiversity Group). (2012). UK Post-2010 Biodiversity Framework. Available from: <http://jncc.defra.gov.uk/page-6189>.

Thomson Environmental Consultants (2024) Preliminary Ecological Appraisal Mendalgief Road, Newport, August 2024. Ref: LNT001-019-002/001/001.

Appendix 1 - British Reptiles

Introduction

A summary of the biology of British reptiles, the legislation that protects them and other mechanisms of highlighting species of conservation concern is provided below.

Biology

There are six British species of reptiles comprising three snake species, adder (*Vipera berus*), grass snake (*Natrix helvetica*) and smooth snake (*Coronella austriaca*), and three lizard species, common lizard (*Zootoca vivipara*), sand lizard (*Lacerta agilis*) and slow worm (*Anguis fragilis*). In addition, occasional sightings of non-native alien species may occur, arising from escapes or illegal releases. A summary of each native reptile species is given below, based on information provided in Arnold (1995), Beebee and Griffiths (2000) and Gent and Gibson (1998).

Adder

Adders emerge from hibernation from March onwards and bask in open areas, particularly in spring. The mean temperature of a basking adder is about 33°C. Mating occurs every year throughout April and May and the young are born in late August to September. Hibernation commences in October. Adders have a distinctive zigzag pattern running down the length of their spine. Males are generally white or pale grey with a black zigzag whilst females are a pale brown colour, with a darker brown zigzag. They are a venomous species with small mammals making up the majority of their diet.

The adder has a widespread but patchy distribution in Britain and is more abundant in the south than the north. Nevertheless, species records exist for northern Scotland. They require undisturbed, open sunny areas in proximity to thick cover. South-facing slopes with a mosaic of bare ground, bracken, tall heath and rocky outcrops may be ideal, although heathland, moorland, coarse grassland and scrub may also suffice.

Grass snake

The grass snake is the largest snake in Britain and is easily identifiable by its green/olive body, dark streaks on the flanks and a distinct yellow and black collar behind the head. They emerge from hibernation in March and, during spring in particular, bask in open areas in order to raise their body temperature. Active grass snakes maintain temperatures of between 26 and 30°C. Eggs are laid in June and July with the young hatching in September. Their main food items are amphibians and fish, which they hunt in both terrestrial and aquatic environments.

Grass snakes have a lowland distribution in Britain and are absent from Scotland. They are widespread and locally common in the south-east of England. The grass snake is essentially an aquatic species, occurring mainly where there are healthy populations of amphibians. Open areas with direct sunshine in proximity to dense cover are also important, as are suitable egg laying sites, such as compost or manure heaps.

Smooth snake

The smooth snake is superficially similar in appearance to the adder, though lacks the clearly defined zigzag stripe running down the spine. They emerge from hibernation from late February onwards, however, still spend much of their time below ground. They bask mainly by wrapping themselves around vegetation, rather than in open areas, although they may also lie under sheet material, such as corrugated tin. Their preferred optimum temperature is between 28°C and 33°C. Adults give birth to live young in August and September and they prey mainly on small mammals and other reptiles.

The smooth snake is the rarest species of reptile in the UK, occurring almost exclusively on lowland dry heathland in the southern counties of England, namely Dorset, Hampshire, Surrey and West Sussex.

Common lizard

The common lizard is the smaller of the two British lizards with the typical legged body form. Common lizards typically emerge from hibernation from March onwards, but earlier emergence can occur during exceptionally warm and sunny conditions. Common lizards bask in open sunny areas and try to achieve an optimum operating temperature of around 30°C. The young are born from mid-July to mid-September and hibernation commences in October. The main food items of this species are invertebrates.

Common lizards have a widespread distribution across England, Wales and Scotland and are also native to Ireland. They prefer undisturbed ground, with dense but short vegetation and patches of bare ground or promontories that are fully exposed to the sun. South facing slopes are often favoured. They are found in a variety of open habitats including roadside verges, railway embankments, woodland clearings, rough grassland, scrub, heathland, and coastal sand dunes.

Sand lizard

The sand lizard is the other British lizard with the typical legged body form. The sand lizard is generally bulkier, with a blunt snout, and the males have vivid green flanks in the spring. Sand lizards emerge from hibernation from February onwards. They bask in open, sunny areas in spring but spend little time basking in the height of summer. They try to achieve a body temperature of between 27.5 and 32.5°C. Eggs are laid from the beginning of June to the end of August and hatch between 7 and 12 weeks later. Hibernation commences in early October. The main food items of this species are invertebrates.

The sand lizard has very specialised habitat requirements and only occurs naturally on lowland sandy heathland areas in Dorset, Hampshire and Surrey, and in Merseyside on coastal dunes densely vegetated with marram grass (*Ammophila arenaria*). Sand lizards have also been introduced to parts of Berkshire, Cornwall, West Sussex, Devon and North Wales in recognition of the fact that the species used to occupy a wider range encompassing these areas.

Slow worm

The slow worm is a legless lizard that superficially resembles a snake. Slow worms emerge from hibernation from March onwards. When active, slow worms rarely bask in open areas and instead try to maintain a body temperature between 14.5 and 28°C, mainly by contact with warm surfaces. The young are born from mid-August to mid-September and hibernation commences in October. The main food items of this species are invertebrates.

Slow worms have a widespread distribution across England, Wales and Scotland, but are particularly common in southern and eastern England. They require fairly thick vegetation interspersed with sunny areas for thermoregulation and underground or covered refugia. They are found in a wide variety of habitats including rough grassland, heathland, moorland, downland, hedgerows, scrub and woodland edge. Good populations can sometimes be found on railway embankments, motorway verges and allotments.

Site Designation

The most important sites for reptiles in the UK receive statutory protection under the following legislation:

- Wildlife and Countryside Act 1981, as amended;
- The Countryside and Rights of Way Act 2000 (which amends the Wildlife and Countryside Act); and
- Natural Environment and Rural Communities Act 2006 (which amends the Wildlife and Countryside Act).

Sites designated under the Wildlife and Countryside Act 1981 (WCA) are known as Sites of Special Scientific Interest (SSSIs). SSSIs receive further protection under the Countryside and Rights of Way Act 2000 (CRoW) and the Natural Environment and Rural Communities (NERC) Act 2006.

Some SSSIs are designated for the populations of reptiles that they support. The criteria for selecting SSSIs on the basis of their reptile populations are provided in Guidelines for the Selection of Biological SSSIs (NCC, 1989):

- Sand Lizard - all important and established populations in Dorset and all established populations elsewhere;
- Smooth snake - all important and established populations in Dorset and all established populations elsewhere;
- Other reptiles - best locality in a given area with outstanding assemblages of at least 3 species of the 4 other reptile species.

Sites that qualify as SSSIs are considered to be of at least national importance for the reptiles they support.

Sites designated for nature conservation at the county level may also include reptile populations as part of the site qualifying criteria, although the criteria used may vary from county to county. Such sites are protected through the planning system and there is generally a presumption against development that affects such sites in local authority development plans.

Planning Policy

Section 40 of the NERC Act places a duty on all public bodies, including planning authorities, to have regard for biodiversity in exercising their functions. Planning authorities should have particular regard to the Habitats of Principal Importance (priority habitats) listed under Section 41 of the Act which should be treated as a material consideration in the planning process.

Paragraph 185 of the NPPF states that to protect and enhance biodiversity and geodiversity, plans should “*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*” The NPPF defines ‘priority habitats and species’ as ‘*Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006*’.

The NPPF encourages local planning authorities to identify, conserve and restore, ecological networks, which should benefit amphibians, and it also states that planning permission should be refused if significant harm to biodiversity cannot be avoided, mitigated or compensated. In addition, the Government Circular 06/05, which relates to biodiversity conservation, states that all protected species, such as reptiles, are a material consideration for the planning authority when considering proposed developments.

Species Protection

Legislation

Both within and outside designated sites, individual smooth snakes and sand lizards are fully protected by law under the Conservation of Habitats and Species Regulations 2017 as amended (which replaces the Conservation (Habitats &c) Regulations 1994). The Regulations make it an offence, with very few exceptions, to:

- Deliberately capture, injure or kill a smooth snake or sand lizard;
- Deliberately disturb a smooth snake or sand lizard in such a way as to be likely:
 - i. to impair its ability to survive, to breed or reproduce, or to rear or nurture its young; or
 - ii. to impair its ability to hibernate or migrate; or
 - iii. to affect significantly the local distribution or abundance of the species to which they belong.
- Damage or destroy a breeding site or resting place of a smooth snake or sand lizard;
- Keep, transport, sell or exchange, or offer for sale or exchange, any live or dead smooth snake or sand lizard, or any part of, or anything derived from a smooth snake or sand lizard.

In addition to the protection given to smooth snake and sand lizard under Conservation of Habitats and Species Regulations 2017 as amended already described, smooth snake and sand lizard are also partially protected in England under the Wildlife and Countryside Act, which adds the following offences (with certain exceptions):

- Disturbance while it is occupying a structure or place which it uses for shelter or protection; or

- Obstructing access to any structure or place used for shelter or protection.

If proposed work has the potential to kill, injury or disturb either of these species, or damage their habitats, appropriate mitigation which seeks to avoid these impacts should be devised and implemented under licence from Natural England.

Grass snake, common lizard, slow worm and adder also receive some protection under the WCA but are protected from intentional killing, injuring and selling only. If proposed work has the potential to kill or injure grass snake, common lizard, slow worm or adder, appropriate mitigation should be devised and implemented with agreement from the local planning authority or Natural England. However, mitigation for these species is not subject to licensing by Natural England.

UK Post-2010 Biodiversity Framework and Species of Principal Importance

Published by the Joint Nature Conservation Committee (JNCC) and the Department for Environment, Food and Rural Affairs (Defra) in July 2012, the UK Post-2010 Biodiversity Framework identifies UK-scale activities and priority works that are required to deliver the EU Biodiversity Strategy. Following a process of devolution, the framework is underpinned by country level strategies which are now largely responsible for continuing the work carried out under the former UK Biodiversity Action Plans (UK BAP). JNCC guidance dictates that UK BAP background information on priority species and habitats remains relevant and it now forms the basis of country specific priority lists, which for England, are specified under Section 41 of the NERC Act 2006. Targets for England's biodiversity strategy 'Biodiversity 2020': A strategy for England's wildlife and ecosystem services, are informed by this list.

British reptiles are one such group that have been adopted as Species of Principal Importance for the Conservation of Biodiversity in England. This places a duty on all government departments to have regard for the conservation of these species and on the Secretary of State to further, or promote others to further, the conservation of these species. Furthermore, the NPPF states that local planning authorities should promote the protection and recovery of priority species populations linked to national and local targets, which presumably means those listed under Section 41 of the NERC Act, the former UK BAP and on Local or Regional priorities species lists.

Appendix 2 - Development boundary and layout. Drawing number NP20 2NW-F-01 (13.03.24)



66 BED 3 STOREY CARE HOME.
SITE AREA - 6892sqm (1.7 acres).
26No CAR PARKING SPACES.
NEW SITE ENTRANCE REQUIRED.
DRAINAGE EASEMENT THROUGH PLOT.
EXISTING ENTRANCE SHOWN AS
HIGHWAY OWNED ON LAND REGISTRY.
POTENTIAL POS SHOWN IN SOUTH
EAST CORNER OF SITE.

REV	DATE	DETAILS OF AMENDMENTS	DRAWN
REVISIONS			

LNT Construction

LNT CONSTRUCTION LTD
UNIT 2, HELIOS 47
ISABELLA ROAD
GARFORTH
LS25 2DY
Tel: 0113 3853858
Fax: 0113 3853859

CLIENT

SITE MENDALGIEF ROAD
NEWPORT
NP20 2NW

TITLE PROPOSED 66 BED CARE HOME
FEASIBILITY SCHEME

SCALE	1:500 @ A1	DATE	13-03-24
DRAWN	GB	DWG NO.	NP20 2NW-F-01
DRAWING STATUS			
FEASIBILITY	PLANNING SUBMISSION		
PLANNING APPROVAL	REGULATION SUBMISSION		
REGULATION APPROVAL	CONSTRUCTION ISSUE		
CHECKED BY	CELANDINE ROAD	DATE	
APPROVED BY		DATE	