

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 24 September 2026 12:11:16 UTC+01:00
To: "Sanders, Francesca (Senior Planning Officer)"
<Francesca.Sanders@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0726

Hello Francesca,

In accordance with the NRW Approach to Bats and Planning Good Practice Guide 2015, this roost constitutes a 'Low Risk Case', and so the standing advice is that we do not need to consult NRW on this application. This is with the proviso that the recommendations of the Bat Survey Report are implemented.

In this instance, my advice is that the Bat Survey Report (Preliminary Roost Assessment And Roost Characterisation Surveys For Bats 2026), and in particular its Conclusions and Enhancement section on pages 12 & 13, is suitable for this purpose. Therefore we should use a planning condition to require that all of the avoidance, mitigation, compensation and enhancement measures set out in this section are implemented.

Please note that an EPS Licence issued by NRW will still be needed to allow this works to this building to proceed. That licence will be issued subject to a series of conditions, which will include the implementation of the measures set out in the Conclusions and Enhancement section of the Bat Survey Report, together with any other that NRW require.

Matt

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 24 September 2026 08:24
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 26/0726

Dear Head Of City Services

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 26/0726

Address: Whitehall Farm Usk Road Caerleon Newport NP18 1LP

Proposal: CHANGE OF USE OF THE EXISTING BARN FROM AGRICULTURAL/STORAGE USE TO SHORT-TERM HOLIDAY ACCOMMODATION WITHIN CLASS C6, INSTALLATION OF FIRST FLOOR BALCONY AND OTHER ASSOCIATED WORKS

submitted on 17 September 2026.

View details of 26/0726 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0726&data=05%7C02%7CFrancesca.Sanders%40newport.gov.uk%7Cb30105818fb442b574b008df1a2c8dbf%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639258450799684408%7CUnknknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMlIsIkFOIjoiTWFpbGlldUIjoyfQ%3D%7C0%7C%7C%7C&sdata=44UIC5bLxIUkUZ4G2hXM165KBkAk35zLAEMLGxLgYe4%3D&reserved=0>

Your sincerely
Development Management