

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 15 April 2026 16:12:31 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/1076

Hello Jacob,

This application is supported by an 'Ecology Assessment 2022 - 25' report dated 12th December 2025, and I agree with the methodology and conclusions of that assessment.

The Assessment and Conclusions Section 4.0 of that report includes a list of general ecological protection, mitigation and enhancement measures, incorporating the comments from NRW on the previous scheme. I agree with these proposed measures and ask that their implementation is secured by planning condition if consent is granted.

In relation to the impacts upon the Gwent Levels: St. Brides SSSI, I note in their comments of 30th March 2026 that NRW have advised '*We have considered the information submitted in support of the above planning application and, although there would be land take from the SSSI, based on the information submitted and satisfactory implementation of the proposed mitigation and enhancement measures we consider that the proposed development is not likely to damage the notified features of the Gwent Levels – St. Brides SSSI.*'. The last section of this sentence which I've highlighted is ambiguous if taken in isolation, in that it could be read as applying to the development as a whole. However I think we can assume that it is intended to relate solely to impacts arising from land-take, and does not apply to the other impacts subsequently listed, such as foul drainage and construction run-off.

If this is the case, then notwithstanding the measures which would mitigate impacts arising from land-take in the SSSI, which NRW agree with, it is clear that NRW's concerns about foul drainage and construction run-off have not been addressed. Therefore we should invite the Applicant to consider these concerns, provide the information that NRW require, and then re-consult NRW.

NRW have pointed out that PPW12 advises development should avoid SSSIs as a matter of principle, with some exceptions. 6.4.25 of PPW 12 includes '*There may be desirable interventions in SSSIs relating to public access, active travel, educational projects and other minor development necessary to secure its role as a living landscape. This may include agricultural development, such as new barns, slurry stores required to reduce pollution, barn conversions to support tourism or other alterations or extensions to existing houses or buildings on existing employment sites where effects on the features for which a site has been designated can be considered to be acceptable*'. NRW have given their view that they don't have enough information to be sure that the effects on the SSSI features are acceptable, and we would have to consider TAN 6 in coming to a view as to whether this proposed new dwelling is a 'desirable intervention' in the context of this section of PPW 12.

The Green Infrastructure Statement is adequate, however it simply re-iterates the mitigation and enhancement measures set out in the Ecology Assessment. Ideally, the GI Statement should set out a holistic approach to sustainable drainage, soft landscaping, landscape protection, and ecological mitigation & enhancement.

Matt Harris

Ecology Officer

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

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 16 December 2025 14:42

To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/1076

Dear Head Of City Services

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

App Number: 25/1076

Address: Greenmoor Farm, Greenmoor Nurseries Coast Road St Brides Wentlooge Newport NP10 8SQ

Proposal: ERECTION OF A RURAL ENTERPRISE DWELLING ASSOCIATED WITH THE EXISTING DOG KENNELS AND WIDER ENTERPRISE AT GREENMOOR NURSERIES

submitted on 12 December 2025.

View details of 25/1076 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F1076&data=05%7C02%7CMatthew.Harris%40newport.gov.uk%7C596054dbac2d42421daa08de3cb13410%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639014929084449036%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiLjAuMDAwMCIsIlAiOiJXaW4zMiliSkFOljoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=gGlda2hAVpq2TEwwzf%2BP19elu9wY5z5zbf%2BMQNjxRd4%3D&reserved=0>

Your sincerely
Development Management