

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

Sent: 11 November 2025 11:35

To: Davidson, Joanne (East Area Development Manager)

<Joanne.Davidson@newport.gov.uk>

Subject: RE: 25/0812 - Caerleon Comp Demolition notification

Hello Joanne,

Hello Joanne, I have considered the Bat Emergence Survey Report dated 5th December 2024, and I support the methodology and conclusions of that report. A single Pipistrelle bat was detected emerging from 'Building K', confirming this building to be a bat roost. No bats were detected roosting in any of the other buildings.

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, and in particular its Conclusions and Recommendations (Section 6.1 & Appendix II), is suitable for this purpose. Therefore we should require that all of the avoidance, mitigation and compensation measures set out in Section 6.1 & Appendix II are implemented.

Please note that an EPS Licence issued by NRW will still be needed to allow this building to be demolished. That licence will be issued subject to a series of conditions, which will include the implementation of the mitigation measures set out in Section 6.1 & Appendix II of the Bat Survey Report, together with any other that NRW require.

We should use an Advisory Note to remind the Applicant that in Wales all wild birds, their young, nests and eggs are protected under the Wildlife & Countryside Act 1981. It's an offence damage or destroy the nest of any wild bird while it's in use or being built, or destroy or remove any egg of any wild bird.

The Bat Survey Report advises that bats may take up residence in any building with bat roost potential at any time, so we should attach our Bat Advisory Note to any consent granted.

Apart from potential impacts upon roosting bats and nesting birds, no other concerns are raised in the Preliminary Ecological Appraisal Report dated 19th June 2024, assuming the trees and hedgerows which bound the site are unaffected by the proposed works.

Matt

Bat Advisory Note

Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300
065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845
1300228