

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 17 November 2025 15:04
To: Hawkins, Grant (Principal Planning Officer) <Grant.Hawkins@newport.gov.uk>
Subject: RE: 25/0933 & 25/0935- Prior Notification for Demolition of Buildings

Hello Grant, in relation to 25/0935, the Applicant has submitted two Preliminary Roost Assessment and Activity Survey for Bats reports, for the Lewis House and Glanmair Units respectively. I agree with the methodology and conclusions set out in those reports.

No bats were detected using the Glanmair Unit building, but the authors of the report set out a series of precautionary mitigation and biodiversity enhancement measures in sections 6.2.1 to 6.2.3 inclusive. We should use a condition to secure the implementation of these measures.

Lewis House is a confirmed roost for two species of bat, but In accordance with the NRW Approach to Bats and Planning Good Practice Guide 2015, this roost constitutes a 'Low Risk Case'. The standing advice is that we do not need to consult NRW on this application, with the proviso that the recommendations of a bat survey report are implemented.

In this instance, my advice is that the Preliminary Roost Assessment and Activity Survey for Bats report, and in particular its recommendations set out in sections 7.3.1 to 7.3.3 inclusive, is suitable for this purpose. Therefore we should require that all of the avoidance, mitigation and compensation measures set out in sections 7.3.1 to 7.3.3 inclusive are implemented.

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 sections 7.3.1 to 7.3.3 inclusive of the bat survey report, together with any other that NRW require.

Matt