

Delegated Decision Report

Application No:	26/0179	Statutory Period Expires:	17th August 2026
------------------------	----------------	----------------------------------	-------------------------

Site:	135 Goodrich Crescent Newport South Wales NP20 5PF		
Proposal:	SINGLE STOREY FLAT ROOF EXTENSION TO EXISTING PHARMACY AND ASSOCIATED ALTERATIONS		
Applicant:	G Thomas		
Type:	Full	Ward:	Shaftesbury
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Planning permission was approved in 2019 (ref no.19/0106) for the erection of the pharmacy building and associated works.

2. SITE LOCATION AND CONTEXT

- 2.1 The property is a single storey building accessed off Goodrich Crescent via Ross Lane. It sits adjacent to Malpas Brook Health Centre and its associated car park with a reasonable likelihood of significant dual movements – customers of the GP accessing the pharmacy and vice versa.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 A single storey flat roof extension is proposed to the rear of the building. The rear of the site is currently used as off-street parking for staff as well as bin storage albeit it is not laid out in accordance with plans previously approved. The proposed extension would measure a height of 3.5m and a maximum width of 10.5m and depth of 7.35m. The external walls would be finished in render.
- 3.2 The applicant has advised in their supporting statement that since opening, the pharmacy has experienced significantly higher levels of patient usage than originally anticipated and therefore the existing internal layout and floor area are no longer sufficient. The extension would allow for an increased customer area, enlargement of the dispensary area, improvement of staff facilities and a larger accessible consultation room.

4. RELEVANT SITE HISTORY

REF NO.	DESCRIPTION OF DEVELOPMENT	DECISION
07/0549	RETENTION OF SUBSTANTIALLY REBUILT BUILDING FOR OFFICE ACCOMMODATION	REFUSED – ALLOWED AT APPEAL
19/0106	PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF PHARMACY BUILDING WITH ASSOCIATED PARKING AND RAMPED ACCESS	GRANTED WITH CONDITIONS
19/0107	DISPLAY OF 2NO. ILLUMINATED FASCIA SIGNS AND 1NO. NON-ILLUMINATED FASCIA SIGN	GRANTED WITH CONDITIONS
20/0027	PARTIAL DISCHARGE OF CONDITION 03 (CYCLE STORAGE) AND 07 (SECURE REFUSE STORE) OF PLANNING PERMISSION 19/0106 FOR PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF PHARMACY BUILDING WITH ASSOCIATED PARKING AND RAMPED ACCESS	PART GRANTED /PART REFUSED

5. PLANNING POLICY

- 5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP3 – Flood Risk
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales: We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk - The planning application proposes less vulnerable development, flat roof extension and associated work to existing pharmacy. The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Rivers and Sea and TAN 15 Defended Zone. The application proposes an extension to an existing building. We consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible. Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience. We provide advice on our website Natural Resources Wales / Preparing for a flood which may be useful for the developer or occupant of the proposal.

European Protected Species – Bats. No ecological information has been submitted in support of this application. We note that there are records of bats in the vicinity of the site. We recommend you seek the advice of your Authority's internal ecological adviser about the requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

6.2 Local Highways Authority: No objection in principle, but amendments needed. It appears that the staff currently park in the area proposed for the extension. This is not considered appropriate due to the lane width and lack of visibility. We would therefore not object to its loss, however there is likely to be a slight impact on parking provision. The applicant suggests that there is no increase in staff numbers and the changes are needed to accommodate the existing level of trade. On that basis there should be no further impact in terms of customer demand. Cycle stands are proposed, but this is not appropriate. What is required is staff facilities for secure cycle storage "long stay". Detail of the store could be addressed by way of condition subject to agreement to a suitable location with sufficient space to accommodate easy access. Bin stores are proposed at the front now, which would not raise concerns from a highways' perspective. The greatest impacts are likely to be seen during construction. In summary, the impacts are likely to be marginal, but Highways

cannot support the development without appropriate cycle storage. In conclusion, should the Officer be minded to approve the application, we would request the following conditions.

- 6.3 Environmental Health: I confirm I have no objections to the proposal. The nature of the proposed development may generate dust/noise/vibration which could result into statutory complaints from the nearby residents. To prevent such complaints, I suggest that the following conditions should be attached to any permission granted;

Construction Environmental Management Plan

No development shall take place until a site specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison*
 - Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team*
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours*
 - Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.*
 - Procedures for emergency deviation of the agreed working hours.*
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes.*
 - Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus*
- Reason: To protect the amenities of occupiers of other premises in the vicinity.*

Plant and Equipment Noise.

Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2014, does not exceed a level of 5dB below the existing background level, with no tonal.

- 6.4 Ecology: It's very likely that there will be bats living in the vicinity, but the building which is the subject of this application is not generally of high risk for roosting bats. Looking at this application in relation to section 7.0, Figure 4 - 'Checklist for protected/priority Species Surveys' set out in the Wildlife and Development SPG, which sets out the criteria we use for deciding when a bat survey is needed, the nature and location of these buildings and the works proposed to them do not suggest that there is a reasonable likelihood of an impact upon roosting bats. Therefore I would not ask for a bat survey as the building itself is relatively modern, so less likely to have features such as gaps and holes that bats can exploit, and the proposal is to attach an extension rather than demolish or re-roof the whole building. However we can never totally rule out the presence of bats, so we should attach an advisory note alerting the applicant to the fact that there is a low risk that bats may be present and advising them of what to do if bats are found during works. I have no other ecological concerns in relation to this application.

- 6.5 SAB: No comments received.

- 6.6 Waste: No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour letters were sent on 13/03/2026, Site Notice was put up on 19/03/2026.

7.1 NEIGHBOURS:

81 Allt-Yr-Yn Avenue

- I would like to express my full support for the proposed single-storey extension to Malpas Brook Pharmacy.
- Malpas Brook Pharmacy provides an essential healthcare service to the local

community, offering accessible, front-line support for a wide range of clinical needs. Demand for pharmacy-led services has increased significantly in recent years, particularly with the expansion of prescribing services, minor ailment schemes, and public health initiatives.

- The proposed extension will allow the pharmacy to better meet this growing demand by improving capacity, enhancing patient flow, and providing appropriate clinical space for confidential consultations. This is especially important as community pharmacies continue to play an increasing role in relieving pressure on GP surgeries and wider NHS services.
- The development represents a proportionate and practical improvement to an already established healthcare premises and will directly benefit the local population through improved access to timely care.
- In my view, the proposal aligns with the broader objectives of strengthening primary care provision within the community, and I fully support its approval.

131 Goodrich Crescent

- I would like to have a photo of how it would look once finished to make sure it is not obstructing my view and my garden.

7.2 COUNCILLOR (COCKERAM): I notice that there is an application for an extension at Malpas Pharmacy 26/0179. I would like to support this application. The existing facilities are clearly too small for the numbers that use it. A major issue now, as you are aware, of Pharmacist taking on a greater role in examining and prescribing to release the pressure on Doctors. The existing consultation room is much too small especially with the numbers this facility as well the numbers collecting their medication from the Pharmacy. The numbers using the Pharmacy covers not only residents of Shaftesbury but Bettws and Malpas as well. Although it is shown as a delegated decision if it is recommended to refuse, I would want this to go to full Planning Committee.

8. ASSESSMENT

8.1 Principle of Development:

The pharmacy building was granted planning permission in 2019. An extension to the property in this urban location is supported in principle.

8.2 Visual Amenity/ Character and Appearance;

The site is accessed off Goodrich Crescent via Ross Lane. Whilst the proposed extension would be sited on the rear elevation of the property, it is the rear elevation that is viewed when approaching the site via Ross Lane. The proposed single storey extension would be an 'L' shape extension, filling most of the space at the rear of the site. The external walls would be finished in render, to match the existing building, and it would have a flat roof. It is proposed that the bins would be stored in the space left to the rear, in the same location where the bins are currently stored. Whilst the extension would be highly visible when travelling along Ross Lane to access the wider site of the pharmacy and health centre, owing to its scale and design it is not considered that it would detract from the character and appearance of the building and wider area and would therefore not result in a harmful impact on visual amenity.

8.3 Residential Amenity:

There is a row of terraced properties to the rear of the site. The neighbouring property, no.133 Goodrich Crescent, sits immediately to the rear of the proposed development site with its rear boundary fence abutting the site and the rear elevation of the dwelling being sited approximately 7.5m. The side boundary of the adjoining property's, no.131, rear garden also abuts the boundary of the development site. It is therefore considered that the proposed extension has the most potential to impact upon the amenity of these properties in particular.

In terms of scale, the proposed flat roof single storey extension would have a height of 3.5m, sitting at the height of the eaves of the existing building. The extension would be an 'L' shape with part of the extension, measuring a depth of 4.9m and width of 3.9m, abutting the boundaries shared with the neighbouring properties, no.133 to the rear and no.131 to the side. The remainder of the extension would be set 2.75m from the rear boundary

shared with no.133. Relatively high boundary fences exist around the site which would result in only a small part of the extension being visible above. Notwithstanding the close proximity of the extension which would move the built form closer to the neighbouring properties, given the context of the existing site and owing to the scale of the single storey flat roof extension, it is considered that it would not result in a harmful loss of perceived space or overbearing impact. In terms of potential loss of light, the 25degree test for natural light has been undertaken in accordance with the Council's 'House Extensions and Domestic Outbuildings' SPG from the neighbouring rear window. The proposed extension would pass this test, and therefore it is considered that any potential impact on light would not be harmful. No windows are proposed in any of the elevations facing the neighbouring properties, protecting neighbouring privacy. Overall, it is considered that on balance the proposed extension owing to its location and scale would not result in a harmful impact on the amenity of neighbouring occupiers by reason of overbearing impact, loss of light or loss of privacy.

Air conditioning units are proposed on the wall opposite the neighbouring rear boundary fence that would partially sit above the fence line. Environmental Health were consulted on the proposal and offered no objection to the scheme. However, they recommended that a condition be attached to any consent relating to the level of noise emitted from plant and equipment, to ensure that the amenities of neighbouring occupiers are protected. This condition is reasonable as whilst the units already exist on the back of the building, they are moving closer to the shared boundary.

8.4 **Movement:**

As per the approved plans for the pharmacy building (ref no.19/0106), the rear of the site should have accommodated 1no staff parking space and a turning area to provide adequate space for delivery vehicles to manoeuvre and enter and exit the site in a forward gear. However, it appears as though the vehicle turning area wasn't implemented and was instead used as 4no off street staff parking spaces. The Council's Highways Officer has advised that the staff parking spaces to the rear are not considered to be appropriate due to the lane width and lack of visibility and would therefore not object to its loss. Notwithstanding this, it is likely that its loss would have a slight impact on parking provision as this space is clearly in demand by staff which will now be displaced to the site frontage.

Owing to the scale of the proposed extension, it would result in the area to the rear largely being lost. The proposed scheme initially left 1no parking space to the rear, however, this was not a sufficient size to be counted as a space in accordance with the Council's Parking Standards SPG and lacked visibility. It was therefore requested that this area was removed for the use of parking and instead used to store bins, as existing. In terms of the loss of the approved turning area, it appears as though this has never been implemented with no apparent issues arising from this or from the use of the area as parking as no traffic related accidents appear to be recorded. It is also noted that there are no incidents reported on CrashMap. The existing parking area to the front is shared with the GP surgery and largely outside the control of the pharmacy. The two uses are clearly complimentary to one another with a likely high instance of customers using both during a single visit. The communal parking is self-limiting so once spaces are full, those accessing will need to turn, leave and find parking elsewhere, most likely on Goodrich Crescent. We are advised the proposal is to improve customer experience not to increase staffing but it is clear that staff will now have to seek spaces to the site frontage along with those for visitors.

The Council's Highways Officer offers no objection to the proposed scheme in principle and this lack of technical objection must be afforded significant weight. On balance, it is considered that the proposed scheme is acceptable from a highways perspective subject to the provision of the cycle store.

8.5 **Biodiversity:**

Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The proposed plans include the siting of 1no bird box and 1no bat box. It is reasonable and necessary to secure the proposed

scheme of biodiversity enhancement measures by condition to ensure that a net benefit is provided to biodiversity as part of this application.

8.6 Flooding:

The Flood Map for Planning identifies the application site to be at risk of flooding within Flood Zone 3 – Rivers and Sea and TAN15 Defended Zone. The application proposes less vulnerable development, a flat roof extension and associated work to an existing pharmacy. NRW offer no objection to the proposed development and advise that the proposal could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. They would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

8.7 Ecology:

No ecological information has been submitted in support of the application. Whilst it is noted that there are records of bats in the vicinity of the site, the Council's Ecology Officer has advised that the building which is the subject of this application is not generally of high risks for roosting bats. In relation to section 7.0, Figure 4 - '*Checklist for protected/priority Species Surveys*' set out in the Wildlife and Development SPG, which sets out the criteria we use for deciding when a bat survey is needed, the nature and location of these buildings and the works proposed to them do not suggest that there is a reasonable likelihood of an impact upon roosting bats. Therefore, the Ecology Officer has advised that they would not ask for a bat survey in this instance as the building itself is relatively modern, so is less likely to have features such as gaps and holes that bats can exploit, and the proposal is to attach an extension rather than demolish or re-roof the whole building. Notwithstanding this, the presence of bats can never totally be ruled out so a bat advisory note will be attached to the consent to alert the applicant to the fact that there is a low risk that bats may be present and advising them what to do if bats are found during works.

8.8 Other Matters

Due to the constraints of the site, details of a cycle store, bin storage and electric charging points were requested upfront. These details have been provided which includes a secure cycle store to the front of the building, bins to be stored to the rear and an electric charging point near the parking spaces to the front. These details are considered acceptable and an appropriate condition will be attached requiring them to be provided in accordance with the approved plans.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the

proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 By reason of its location, scale and design it is considered that the proposed development is acceptable and the provision of enhanced pharmacy facilities has merit. Planning permission is therefore granted subject to the conditions below.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Ground Floor Layout and Elevations as Existing Drawing No.PL01, Elevations as Existing Drawing No.PL02, Ground Floor Proposed Layout Drawing No.PL03 Rev C, Elevations as Proposed Drawing No.PL04 Rev C and Site Layouts as Proposed and Existing Drawing No.PL05 Rev C.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 No development shall take place until a site-specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours
- Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus

Reason: To protect the amenities of occupiers of other premises in the vicinity.

03 No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority. The method statement shall

include, but not be limited to:

- Construction traffic routes, including provision for access to the site
- Entrance/exit from the site for visitors/contractors/deliveries
- Location of directional signage within the site
- Siting of temporary containers
- Parking for contractors, site operatives and visitors
- Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction
- Temporary roads/areas of hard standing
- Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements
- Storage of materials and large/heavy vehicles/machinery on site
- Measures to control noise and dust
- Details of street sweeping/street cleansing/wheelwash facilities
- Details for the recycling/disposing of waste resulting from demolition and construction works
- Hours of working
- Phasing of works including start/finish dates

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers.

04 Prior to the commencement of works hereby approved, the off street parking must be provided in accordance with the approved plan 'Site Layouts as Proposed and Existing Drawing No.PL05 Rev C' and be kept available for such use at all times.

Reason: To ensure ample off-street parking is provided in accordance with policy GP4.

05 Prior to the first beneficial use of the development hereby approved, the cycle store, bin store and electric charging point shall be implemented in accordance with the approved details and retained for lifetime of development.

Reason: To ensure that adequate provision is made for bin storage for the site in the interest of visual and residential amenity and to ensure that adequate provision is made for parking cycles on the site and for current and future electric and electric/hybrid vehicles to encourage sustainable means of transport.

06 Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142:2014, does not exceed a level of 5dB below the existing background level, with no tonal element.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

07 The ecological enhancements shown on the 'Elevations as Proposed Drawing No.PL04 Rev C' shall be implemented in full and shall be retained as such in perpetuity. Any subsequent amendments shall be provided to the LPA and agreed in writing.

Reason: To ensure the development provides ecological net benefit as required in Planning Policy Wales Edition 12.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Ground Floor Layout and Elevations as Existing Drawing No.PL01, Elevations as Existing Drawing No.PL02, Ground Floor Proposed Layout Drawing No.PL03 Rev C, Elevations as Proposed Drawing No.PL04 Rev C, Site Layouts as Proposed and Existing Drawing No.PL05 Rev C and Applicants Supporting Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP3, GP2, GP4, GP5 and GP6 were relevant to the

determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 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 known to be 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