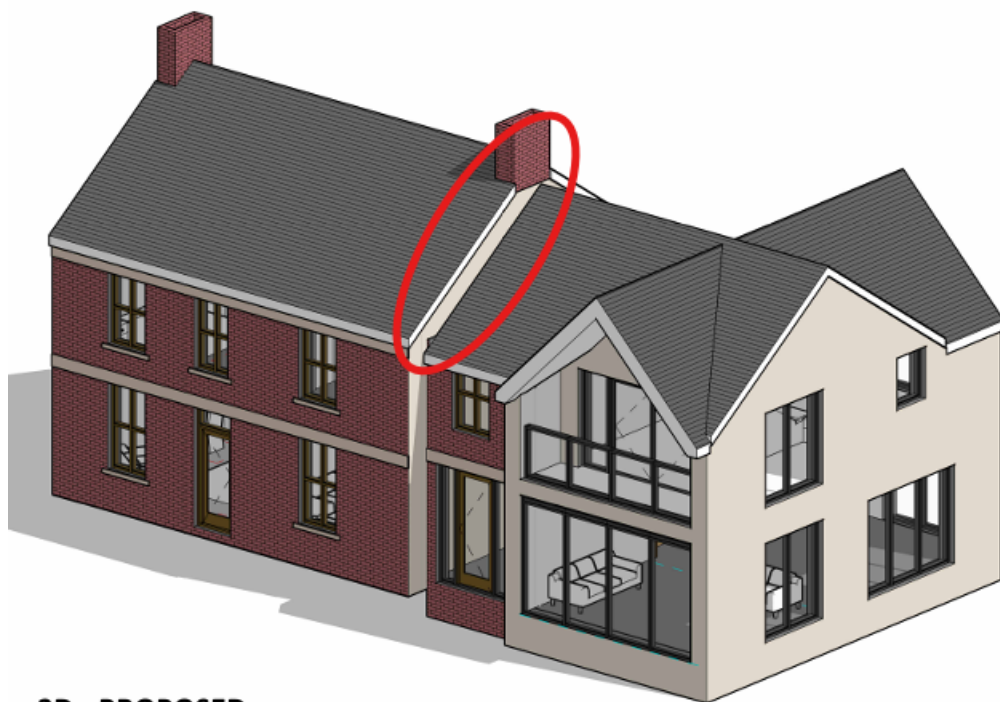


From: Harris, Matthew (Ecology Officer)
Sent: Monday, August 10, 2026 16:35
To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0611

Hello Lydia, in general I support the methodology and conclusions of the Bat and Nesting Bird Survey report, dated August 2026. No bats were detected using the single storey annex which is proposed to be demolished, however as acknowledged in section 6.2 of the report it is not possible to rule out bat use entirely. In this context a series of precautionary mitigation and enhancement measures for bats and birds are proposed in sections 6.2 to 6.6 inclusive. The implementation of these measures should be secured by planning condition.

I have a concern in that the report seeks to emphasise that the single-story annex was the sole focus of the survey, and not the main house itself. For example in the summary we read *'If the scope of work increase to include the main house, further survey effort will be required to determine any potential impact on bats.'* Similarly, in section 6.2 it is stated *'Contractors will be made aware that no works to the main house will be undertaken, including the removal of the eastern gable end bargeboard or any ridge or roof tiles to facilitate the new development. If during the course of works it becomes evident that works to the main house are required, advice will be sought from a qualified ecologist'*. However, it is clear from the elevation diagrams that the tie-in of the new two-storey annex will run very close to the barge-boards of the main house:



3D - PROPOSED

In my view, the bat survey would have benefitted from a survey of the main house, because if a potential access point or roost feature were present in the barge-boards of the east-facing elevation, then there is every chance that construction of the roof of the new annex would cause disturbance to that roost feature. However, I accept that the report was produced on the basis that there would be no works to the roof or roof features of the main house, and that contingency measures are proposed as above in the event that this should change, so provided the implementation of these measures is secured by planning condition, I have no objection.

Matt