

From: Harris, Matthew (Ecology Officer)

Sent: 24 April 2026 16:48

To: Ostler, Marnie (Planning Officer) <Marnie.Ostler@Newport.gov.uk>

Subject: RE: 26/0254 prior approval

I have no concerns over the new building or its location, and I note that some of the smaller existing buildings have already been removed. The larger existing barn however is still shown as being present in May 2023, as in the image below



If this barn is still in place, we have to consider whether it is likely to support roosting bats and nesting birds. Demolition of farm building such as this are referred to in section 7.0, Figure 4 - *'Checklist for protected/priority Species Surveys'* from the Wildlife and Development SPG, which sets out the criteria we use for deciding when a bat survey is needed. However this section also notes that *'Surveys are not required for livestock buildings with a single skin roof and board and gap or Yorkshire boarding.'* The existing building seems to be clad in either corrugated sheet metal, or more likely corrugated asbestos concrete sheets. Neither of these are conducive to roosting bats, as they do not have the correct thermal properties in that they get too hot in summer and too cold in winter. However I see there is also dense ivy cover on the northern elevation of the building, which may buffer against any extremes of temperature and therefore provide a more stable thermal environment.

On balance I do not see there is justification to require a bat survey, as a building of this nature is captured by the exemption listed above. However we should attach our bat advisory note as below. Also, the Applicant should be reminded to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

Any biodiversity enhancement scheme required by condition should be appropriate to the surrounding land use, for example the incorporation of a barn owl nest box in the north-facing gable end of the new build.

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 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

Matt