

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 14 April 2026 18:28
To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0224

Hello Geraint,

I am concerned at the potential environmental impacts of the proposed demolition, so my advice is that an ecological impact assessment should be carried out.

The site is partly within and adjacent to the Gwent levels: Nash and Goldcliff SSSI, which is notified for the flora and fauna which inhabit the reens and ditches of that site. There are reens which run close to the area of proposed demolition, so I am concerned about potential impacts arising during demolition from:

- Dust and aerial pollution
- Contaminated surface water run off
- Mobilisation of existing ground contaminants such as fuels and oils, which may leach into the reen system

I am less concerned that demolition may cause disturbance to wetland birds which are features of the nearby Severn Estuary SPA, and which may be using the adjacent fields as functionally-linked habitat. Any EclA should consider the need for a Habitats Regulations Assessment to look at the potential for disturbance to these birds.

Some of the structures to be demolished are close to the trees which bound the south and west of the site, so the impacts upon these trees, and any protected species they may support, should be assessed.

In terms of impacts upon protected species, the nature of construction of the buildings on site do not generally lend themselves to supporting roosting bats. They appear to be portakabin-type structures, or clad in sheet metal, which generally don't have the right thermal properties that bats prefer. However I can see that some of the structures at the edge of the site seem to have been taken over by vegetation:



This vegetation may increase the likelihood of gaps and holes in the structures that bats could exploit, and may also buffer against extremes of temperature, and so make the structures more habitable for bats. Therefore, on balance, an EclA should include a preliminary assessment for potential roosting features in these buildings.

The adjacent reens and vegetation may support otters and dormice respectively, so the potential impacts of demolition, especially any tree removal needed, should be assessed in an EclA.

I would be happy to comment on an EclA report in due course.

Matt