

Ein cyf/Our ref: CAS-310456-L2T1

Eich cyf/Your ref: 26/0400

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 16 June 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Section 73 application to vary Condition 1 (approved plans), Condition 3 (parking and circulation) and Condition 4 (net bio diversity benefit) of 25/1100 S73 application to vary Condition 1 (approved plans) of 22/0073/RM (pursuant to 06/0471/O) for a permanent warehouse facility and associated infrastructure. Amendments include changes to layout to accommodate a larger tented warehouse facility

Lleoliad/Location: Land known as Celtic Business Park, Queensway, Llanwern, Newport, South Wales

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 05 June 2026.

We have **concerns** with the application as submitted. However, we are satisfied that these concerns can be overcome if the **document** identified below is included in the approved plans and documents condition on the decision notice:

- CAF Rolling Stock UK Ltd Tented Warehouse, Newport, Preliminary Ecological Appraisal, May 2026, prepared by Soltysbrewster Ecology Ref. E25137801/DOC 02

Please note, without the inclusion of this we would object to this planning application. Further details are provided below.

Protected species

The submitted information (CAF Rolling Stock UK Ltd Tented Warehouse, Newport, Preliminary Ecological Appraisal, May 2026, prepared by Soltysbrewster Ecology Ref. E25137801/DOC 02) has identified that bats are material to the application site.

Paragraph 3.19 of the preliminary ecological appraisal (PEA) advises that the site is unsuitable to support roosting bats. However, habitats on and adjacent to the site are considered to support foraging and commuting bat species.

Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We consider that the above report provides an adequate basis upon which to assess the potential impacts of the scheme on this species and inform the decision-making process.

We consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range provided the measures set out in the submitted report are implemented.

Therefore, we advise that the following document is included in the approved list of plans/documents condition on the decision notice:

- CAF Rolling Stock UK Ltd Tented Warehouse, Newport, Preliminary Ecological Appraisal, May 2026, prepared by Soltysbrewster Ecology Ref. E25137801/DOC 02

We recommend that you discuss the need to secure further measures/avoidance measures with your internal ecological advisor.

Surface water disposal

We note from the letter from Savills dated 22.05.2026 that the proposed drainage strategy will remain as existing and that surface water drainage will connect to the existing system at the CAF unit and the wider drainage network. The discharge to the receiving watercourse, Monks ditch, is secured under a site-wide surface water drainage scheme permitted under reference 16/1295. It is our view that the risk to controlled waters is sufficiently controlled through this consent (specifically planning conditions 4 and 5). We have not, therefore, assessed the potential risk to controlled waters for this application, as the current surface water proposals are continuing to be discharged via the Tata Steel system.

Other matters

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Advice for the developer

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#).

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Jessica Jones

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning

Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.