

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 19 May 2026 12:57
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0269

Hello Vicky, the site of the proposed development is adjacent to the Bulmore Road Field SINC, designated mainly for its grassland habitats. In this instance there is not likely to be a significant impact upon that SINC beyond that which has already occurred.

We have to consider whether the main building and its annex are likely to support roosting bats, which are European protected species, and if so whether they would be impacted by the proposed development. The slate tiles on the roof of the main building appear to be relatively new, suggesting it has been re-roofed in the past, which reduces the likelihood that it will continue to support roosting bats. However the Annex building and garage seems to have an original roof, and is very close to retained woodland, which bats will use for foraging.

Therefore considering 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 the annex building and the works proposed to it suggest that there is a reasonable likelihood of an impact upon roosting bats, so the application should be supported by a bat survey to determine if this is the case.

In the first instance a preliminary survey of bat roost potential should be undertaken. This can take place at any time of year. The outcome of a preliminary roost assessment will include one of the following:-

- ☐ an adverse impact upon bats is so unlikely that no further action in relation to bats is necessary, or
- ☐ the likelihood of an impact is low, such that precautionary mitigation measures can reduce this likelihood still further, or
- ☐ the likelihood of an impact upon bats is high, so further survey are needed in order to establish exactly what the impact would be, or

☐ the outcome is uncertain due to, for example, lack of access to certain areas of the building, so further survey are needed in order to establish exactly what the impact would be, or

☐ the impact is certain and can be defined precisely on the basis of the preliminary assessment, such that no further surveys are needed, but a licence issued by NRW would be required to allow works to proceed legally.

If a more detailed survey is required, this can only take place between May and September inclusive. The Applicant's Ecological Consultant can advise on whether the bat survey should be extended to the main building as well as the annex.

In terms of impacts on other habitats and species, I would support the advice of the Tree Officer in relation to protecting the retained trees on the site, and I would also support the advice of the Landscaping Advisor in relation to replacement planting.

Matt