

Newport City Council
Civic Centre
Newport
NP20 4UR

Ein cyf/Our ref: CAS-283089-B1X4
Eich cyf/Your ref: CONNEX/25/0486

Dyddiad/Date: 09 July 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: PROPOSED LIVESTOCK BUILDING.

LLEOLIAD/LOCATION: CHURCH FARM, WILCRICK LANE, MAGOR, NEWPORT, NP26 3DA.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 20 June 2025.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding protected sites. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected sites: Aerial Emissions

Agricultural developments have the potential to impact protected sites through aerial emissions (ammonia). Without clarification on the use of the shed, stock types and numbers and if the development is to accommodate an increase in herd, we cannot advise on whether an assessment of aerial emissions is required.

Paragraph 6.4.19 – 6.4.20 of Planning Policy Wales states that proposals must be carefully assessed to ensure that effects on those nature conservation interests which the designation is intended to protect are clearly understood; development should be refused where there are adverse impacts on the features for which a site has been designated.

We advise your Authority seeks clarification on stock type, their numbers, and whether there will be an increase in stock numbers as a result of this proposal. Any increase in stock numbers, depending on type and number, may trigger the need for aerial emission assessments. Our standing advice on this aspect can be found at [Natural Resources Wales / Ammonia assessments](#).

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

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.

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

Yn gywir / Yours faithfully,

Rhian Isaac

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

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.