

Ein cyf/Our ref: CAS-281637-Y7K0
Eich cyf/Your ref: 25/0383

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 04 June 2025

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: PRIOR NOTIFICATION OF DEMOLITION OF 2NO.
AGRICULTURAL BARNs**

**LLEOLIAD/LOCATION: CHAPEL FARM, CHAPEL LANE, LLANDEVAUD, NEWPORT,
SOUTH WALES, NP18 2AF**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 28 May 2025.

We have no objection to the proposed development as submitted and provide the following advice.

European Protected Species

The Bat Survey, Ecological Services Ltd. (August 2024), has identified bats are present at the application site. From the information submitted, we consider the proposed development represents a lower risk for bats, as defined in our guidance document '[Natural Resources Wales Approach to Bats and Planning \(2015\)](#)'.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to "demonstration of no detriment to the maintenance of the favourable conservation status of European protected species."

As this is a lower risk case for bats, we consider 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. We recommend you discuss the need to secure any avoidance or mitigation measures with your internal ecological advisor.

We advise the works are carried out under licence. We refer you to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

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.

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

Yn gywir / Yours faithfully,

Sarah Lund

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.