

FAO Aled Jones  
10 Clarence Place, Newport.

By E-mail only<sup>1</sup>

Dear Aled,

## **ECOLOGICAL INSPECTION OF 10 CLARENCE PLACE, PROPOSED FOR EXTERNAL AND INTERNAL REDEVELOPMENT.**

Ecology Wales were commissioned by Aled Jones to inspect and advise on a redundant building proposed for external and internal redevelopment at 10 Clarence Place, Newport, Grid ref: ST 31404 88461 (See plans in Appendix II below). The updated inspection was required to allow for external and internal redevelopment of the existing 4 storey building (see Appendix II). The building is constructed from bricks, with a clay tile pitched roof over bitumen felt. The windows and doors are wooden framed, the frames are well fitted to the walls, with some windows and doors covered with wooden boards. There was also a single storey extension at the rear of the building with a flat roof (See building photos in Appendix I).

As the original building inspection was undertaken on 28<sup>th</sup> June 2023, an updated inspection was undertaken on 27<sup>th</sup> August 2025, to allow re-roofing and internal redevelopment. The building inspection was undertaken by Chrispian Lee Snell BSc Hons (MCIEEM) (NRW bat licence holder S095131/1).

### **Methodology**

#### *Desk Study*

A local biodiversity records centre search (Aderyn LERC Wales' Biodiversity Information & Reporting Database) for Bats (2km) and Roof-nesting Birds (150m), and SSSI's and SAC's designated for Bat features to 10km was undertaken in 2023, and an updated species data search on the NBN Atlas Wales <https://wales.nbnatlas.org/> was also undertaken in September 2025 (See results in Appendix III).

#### *Building Assessment*

A site walkover to assess the building for evidence of bats and nesting birds was undertaken using a high powered torch, ladder and binoculars on 27<sup>th</sup> August 2025.

An internal and external inspection of the building and surroundings was undertaken by licensed bat worker and ecologist Chrispian Snell during daylight hours, during which conditions were sunny. An internal & external search of the building was undertaken looking for evidence of bats including;

- The chattering noise of bats
- The presence of droppings at entrances/exits or beneath potential perching sites
- Signs of oil staining from bat fur or urine stains around the edge of potential roost entrances/exits

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- Feeding remains such as insect wings below potential perching sites
- The presence of live or dead bats.

## Results

### *Desk Study*

The 2023 Aderyn search report concluded the building proposed for redevelopment works did not contain any historic species records at the time of the 2023 survey. A variety of roof nesting birds records were identified within 150 metres of the building and also a variety of bat records within 2km of the building. (See results in Appendix III). The 2025 NBN Atlas Wales search identified a Rock Dove/Feral/Town Pigeon *Columba livia* Record in December 2023.

River Usk (Lower Usk) SSSI and SAC lies approx. 100m to the west of the building. Looking at satellite images, there is just buildings and no tree belt between the protected site and the development site which bats could utilise as a flight corridor between the two sites. Due to the small scale of the development and the limited impacts anticipated to arise from it, it is considered unlikely that any negative impacts to the Lower Usk SSSI and SAC would occur.

### *Building ecological assessment*

#### *External Inspection*

During the site walkover on the 27<sup>th</sup> August 2025, numerous photos were taken (See Appendix I),

The four storey building is constructed from bricks, with a clay tile pitched roof over bitumen felt and wooden beams. The windows and doors are wooden framed, the frames are well fitted to the walls, with some windows and doors covered with wooden boards. There was also a single storey extension at the rear of the building with a flat roof. There were gaps under a few roof tiles and under boards over the window panes where bats could access the building interior or roost under boards (See building photos in Appendix I).

No evidence of bats or nesting birds including droppings was identified on the building exterior, although the building had some potential for roosting bats and nesting birds.

#### *Internal Inspection*

During the internal inspection, no evidence of nesting birds or bats including bat droppings was identified within the building. The 3rd floor converted loft room was considered light and airy due to the roof skylights with lots of cobwebs. The ground floor, 1<sup>st</sup> and 2<sup>nd</sup> floor rooms were dark (See photos in Appendix I).

## Conclusions

The updated PRA survey undertaken on 27<sup>th</sup> August 2025 found no evidence of bat or bird use within the building. It is considered taking into account the features found within the building, its location, immediate surroundings and the 2023 Aderyn species data search report and 2025 NBN Atlas Wales results, the building has negligible/low potential to support roosting bats and nesting birds.

## Recommendations

Due to the roof parapet at the front of the property, it would be impossible to see if any bats emerged from under the roof tiles during a bat emergence survey. As previously discussed with Matthew Harris (Newport City Council Ecology Officer) in 2023, it was agreed that a bat licenced ecologist will be present during roof tile removal and during removal of window boards. If any bats are encountered during works, works must stop and an NRW species development licence for work affecting bats will be required before works can commence.

It is also advised that a bat box such as a Beaumaris wood stone self cleaning bat box is

purchased and securely installed on the rear wall of the building, under guidance by the bat licenced ecologist during works.

We trust the methodology, findings and recommendations are clearly described and fulfil the requirements. Should you have any queries, please do not hesitate to contact us.

Yours sincerely

A solid black rectangular box used to redact the signature of Chrispian Snell.

Chrispian Snell BSc (Hons) MCIEEM  
Ecologist

|      |              |                                       |
|------|--------------|---------------------------------------|
| Encs | Appendix I   | Building ecological inspection photos |
|      | Appendix II  | Proposed development plan             |
|      | Appendix III | Desk study results                    |

## Appendix I – Building ecological inspection photos

Front and rear elevations of building



Bat roost potential features on building exterior





Building interior







## **Appendix II – Proposed development plan**

SCHEDULE OF ACCOMMODATION

GROUND FLOOR

GIFA = 151.8m<sup>2</sup>  
Circulation - 5.8m<sup>2</sup>  
Class A3 Unit - 108m<sup>2</sup>  
Back of House - 35.8m<sup>2</sup>  
60 Covers

FIRST FLOOR

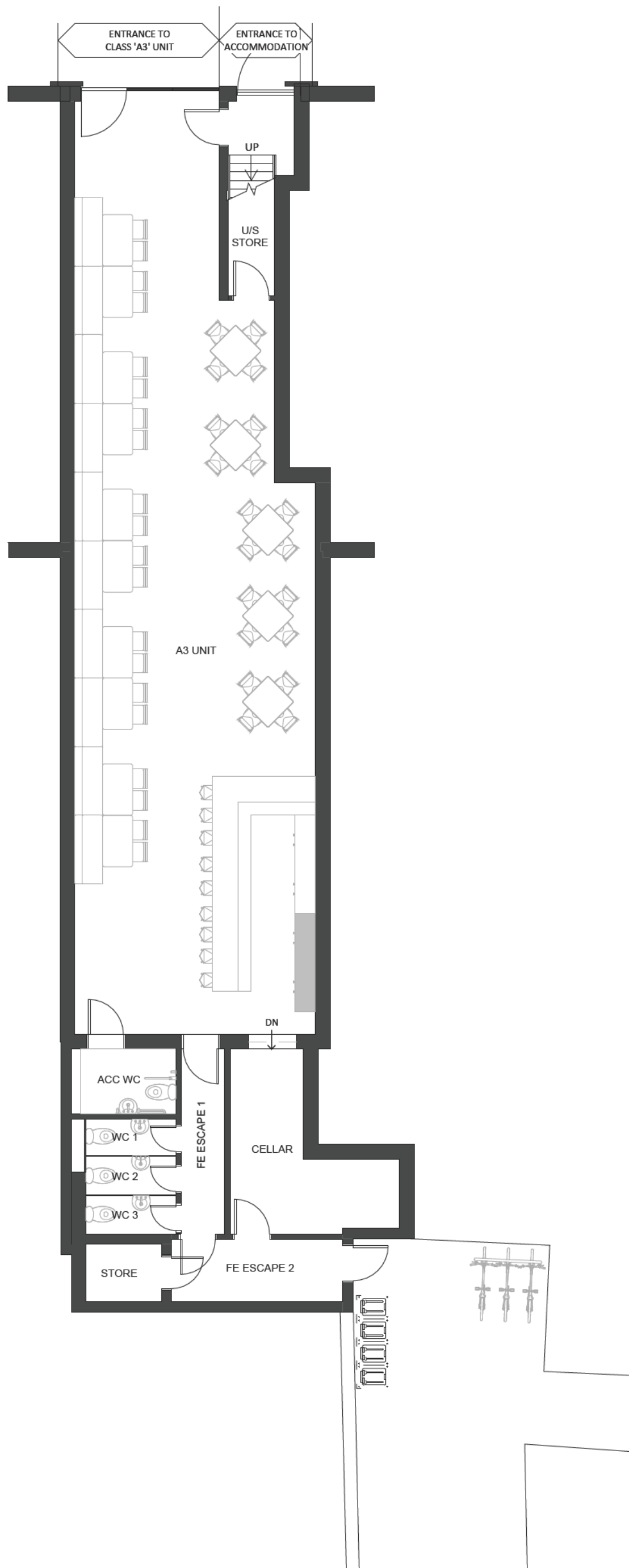
GIFA = 49.7m<sup>2</sup>  
Circulation - 6.97m<sup>2</sup>  
Meeting Room - 2.85m<sup>2</sup>  
Communal Area - 9.60m<sup>2</sup>  
Room 1 - 8.65m<sup>2</sup>  
Room 2 - 13.5m<sup>2</sup>

SECOND FLOOR

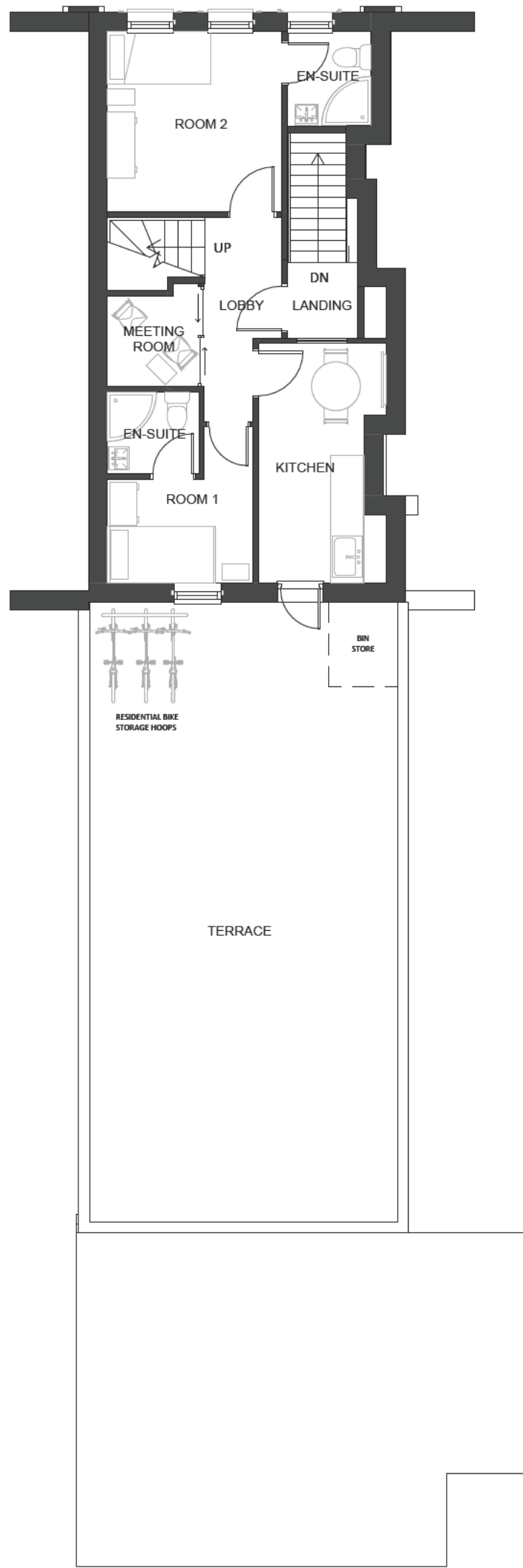
GIFA = 49.2m<sup>2</sup>  
Circulation - 9.3m<sup>2</sup>  
Room 3 - 9.2m<sup>2</sup>  
Room 4 - 9.3m<sup>2</sup>  
Room 5 - 10.3m<sup>2</sup>  
Room 6 - 8.4m<sup>2</sup>

THIRD FLOOR

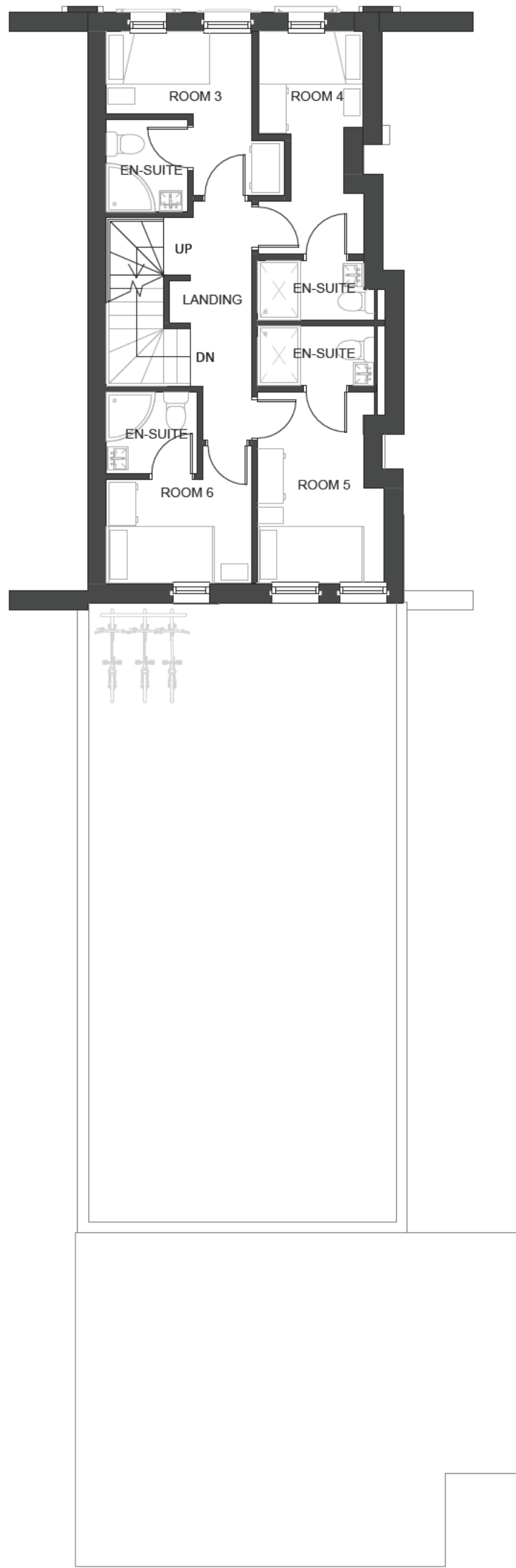
GIFA = 28.9m<sup>2</sup>  
Circulation - 4.8m<sup>2</sup>  
Room 7 - 11m<sup>2</sup>  
Room 8 - 11m<sup>2</sup>



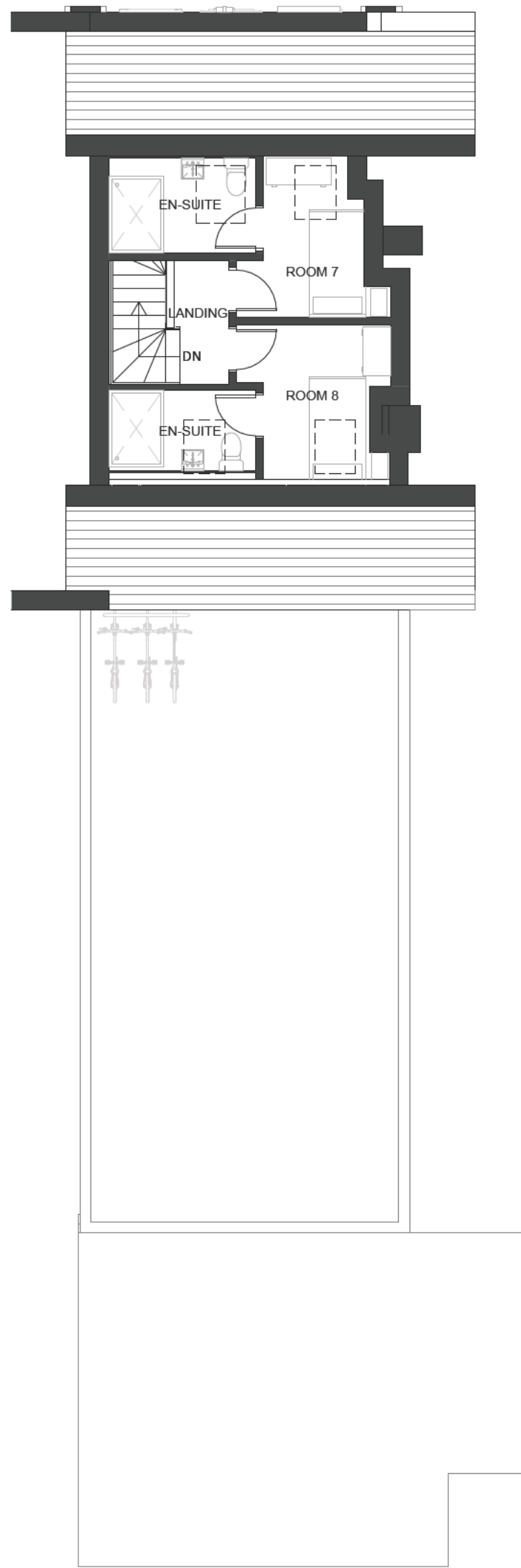
① Proposed Ground Floor Plan  
1 : 100



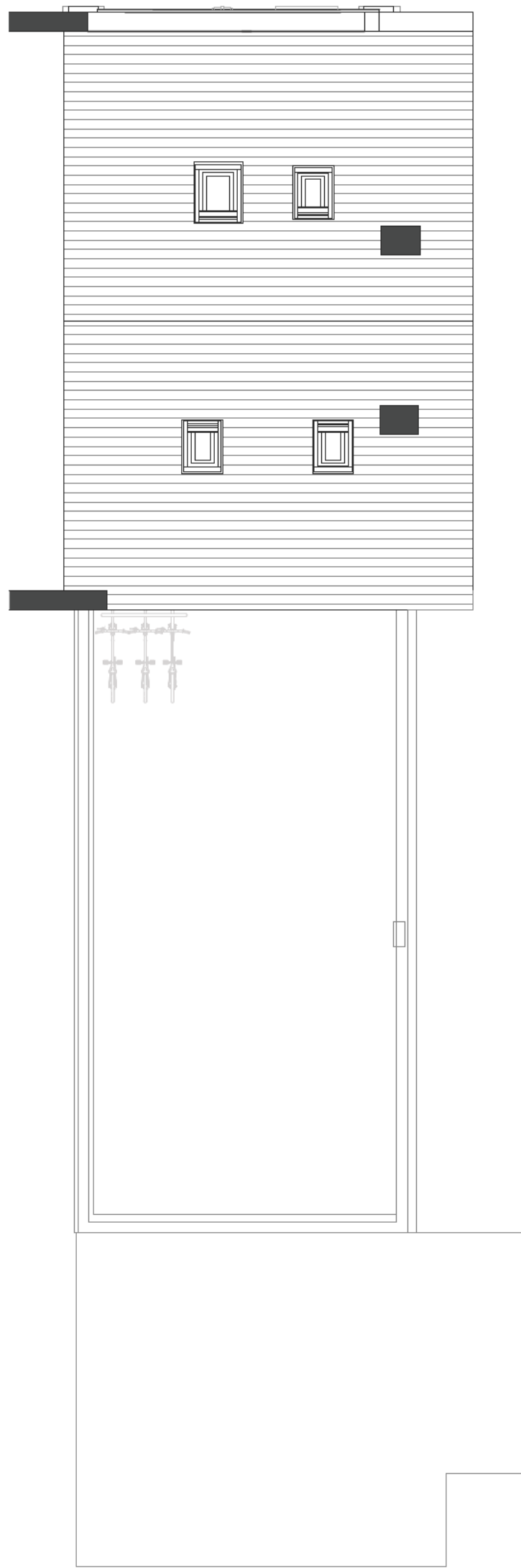
② Proposed First Floor Plan  
1 : 100



③ Proposed Second Floor Plan  
1 : 100



④ Proposed Third Floor Plan  
1 : 100



⑤ Proposed Roof Plan  
1 : 100

| REV            | DATE | DESCRIPTION | BY    |
|----------------|------|-------------|-------|
| CLIENT         |      |             | DRAWN |
| Mr I Chaudhary |      |             | AA    |
| CHECKED        |      |             | AJ    |



PROJECT  
10 Clarence Place  
Newport  
NP19 0AE

DRAWING TITLE  
Floorplans - As Proposed

| DRAWING STATUS | SCALE        |
|----------------|--------------|
| PL : PLANNING  | 1 : 100 @ A1 |
| NUMBER         | REVISION     |
| PL-004         |              |

## **Appendix III – Desk study results**



Customer Reference: 10 Clarence Place, Newport [PUBLIC]

LERC Reference: 0234-207

Date: 29-Jun-2023 08:26

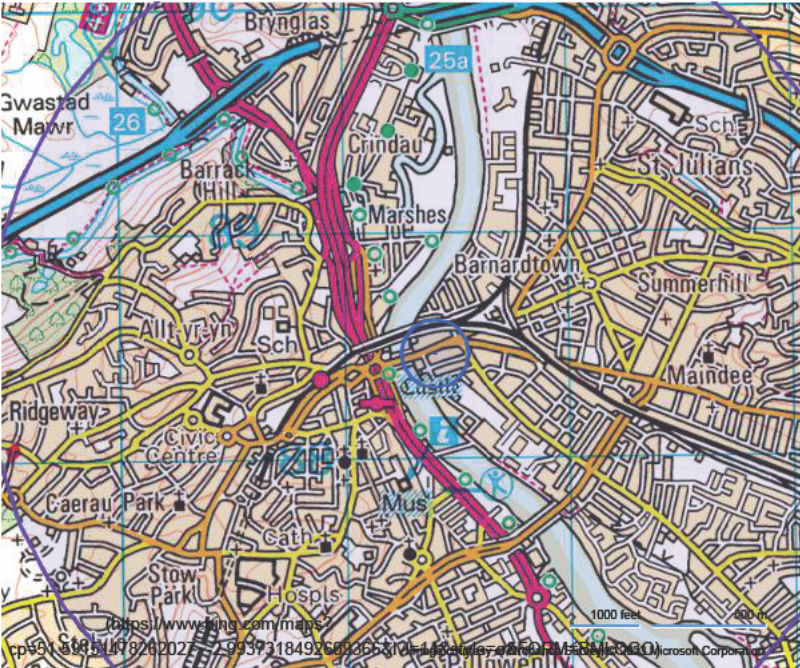
Search Results Summary

Package A: Bats (2km) and Roof-nesting Birds 150m Bats to 2km, Roof-nesting Birds to 150m and SSSI's and SAC's designated for Bat features to 10km. Perfect for small projects (point searches only)

| Taxon Group | Count |
|-------------|-------|
| Bats        | 86    |
| Birds       | 18    |
| Sites       | 1     |

Location

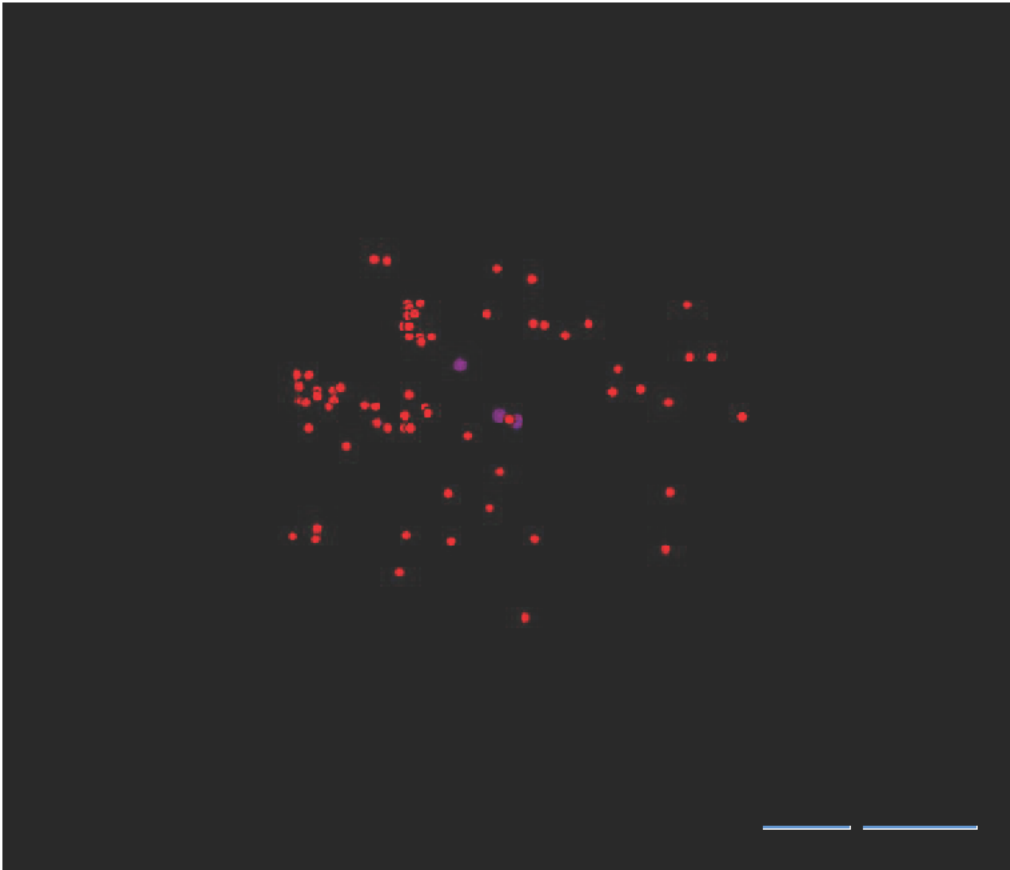
Location Type: Gridref  
Details: ST3140488461  
Area m<sup>2</sup>: 12,495,774



# Species Map

Species records are mapped below. Records are mapped as centred points (centre of grid reference polygon).

| Icon        | Name  |
|-------------|-------|
| <div></div> | Bats  |
| <div></div> | Birds |



Designated Sites Map

| Col. | Name                                                                |
|------|---------------------------------------------------------------------|
|      | Site of Special Scientific Interest (Bats) (625,977m <sup>2</sup> ) |

