

Brinkworth, Emma (Planning Officer)

From: Harris, Matthew (Ecology Officer)
Sent: 23 February 2026 10:33
To: Brinkworth, Emma (Planning Officer)
Cc: Arnall, Guy
Subject: RE: Planning Consultation Request for case ref: 25/1106

Thanks Emma, the reason I ask is that this building was a known bat roost, and the re-roofing which took place under 24/0715 may well have disturbed them. All bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended), and these Regulations place specific duties upon Competent Authorities such as Newport City Council in Reg. 9(3) to have regard to the EU Habitats Directive. These duties apply to the exercise of our functions, which includes all planning and LBC applications.

I have no record of being consulted on this application, nor is there any reference to bats in the Officer's Report. No bat survey reports are listed among the documents on file either.

In accordance with Section 7 Figure 4 of the Wildlife and Development SPG, bat surveys should be required for any such works:

Types of development/nature of application	Bats
Scale of development threshold H = Householder application Mi = Minor application Ma = Major application ¹	H Mi Ma
(I) Conversion, modification, demolition or removal of buildings - if they are: • agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams • buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water • pre-1960 detached buildings and structures within 200m of woodland and/or water • pre-1914 buildings within 400m of woodland and/or water • pre-1914 buildings with gable ends or slate roofs, regardless of location Note: the above criteria also apply to hotels, schools, hospitals, churches, commercial premises and derelict buildings. Surveys are not required for livestock buildings with a single skin roof and board and gap or Yorkshire boarding.	✓ ✓ ✓ ✓ ✓

For any future application to older building such as this, especially churches, we need to make sure that I am consulted, and I will in all likelihood ask for bat surveys in accordance with this section of the SPG.

I will respond to 25/1106 separately but I think as the building has already been re-roofed and the works are relatively minor in ecological terms, would not ask for a bat survey.

Matt

-----Original Message-----

From: Brinkworth, Emma (Planning Officer) <Emma.Brinkworth@newport.gov.uk>

Sent: 18 February 2026 14:59

To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/1106

Hi Matt,

Laura Smith was the case officer for the previous application. She has since left the authority.

Thanks,

Emma Brinkworth

Swyddog Cynllunio / Planning Officer

Adfywio a Datblygu Economaidd / Regeneration and Economic Development Cyngor Dinas Casnewydd / Newport

City Council Emma.brinkworth@newport.gov.uk

01633 831702

Please Note: I am currently working from home and may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all email enquiries by email unless alternative arrangements such as a call via Microsoft Teams are mutually agreed.

NEWIDIADAU I'R FFIOEDD AR GYFER CEISIADAU CYNLLUNIO A CHEISIADAU CYSYLLTIEDIG - 01 RHAGFYR 2025 /
CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. Bydd y ffioedd newydd yn daladwy ar gyfer ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025. Cyhoeddwyd y Ddogfen Ffioedd ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: Ffioedd ceisiadau cynllunio | LLYW.CYMRU

Please note that the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025 ("the 2025 Fee Regulations") were approved by the Senedd and came into force on the 20th October 2025.

The new fees will be payable for planning applications, amendments, deemed applications, and site visits in Wales from 01st December 2025.

The Fee Document has been published on the Welsh Government website, and it can be accessed on the following link: Planning application fees | GOV.WALES

Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio.

This email cannot and does not make or imply any commitment on behalf of Newport City Council to a particular decision on any future application for planning permission or any other planning matter.

Wrth gyflwyno dogfennau dros ebost sy'n fawr neu'r rheiny a all gynnwys macros, megis ffeiliau Excel, argymhellir i'r anfonwr gysylltu â'r swyddog achos i sicrhau fod y ffeil wedi'i dderbyn ac heb gael ei flocio gan systemau diogelwch TG awtomataidd y Cyngor.

When submitting by email documents that are large or those that may contain macros, such as Excel type files, it is advised that the sender should check separately with the case officer that the file has been received and not blocked by the Council's automated IT security systems.

-----Original Message-----

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 14 January 2026 09:24
To: Brinkworth, Emma (Planning Officer) <Emma.Brinkworth@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/1106

Hi Emma, before I respond to this consultation, can you let me know who was the case officer for a previous LBC application at this site, 24/0715?

Many thanks,

Matt

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 14 January 2026 08:11
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/1106

Dear Head Of City Services

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/1106

Address: Iglesia Ni Cristo Llanthwy Road Newport NP20 4LA

Proposal: EXTERNAL LIGHTING, CCTV CAMERAS, SECURITY BOXES, AIR CONDITIONING UNITS DRILLING INTO MORTAR, MORTAR FIXING , EXTERNAL UNIT PLACEMENT, STONE REMOVAL AND STONE REPLACEMENT

submitted on 27 December 2025.

View details of 25/1106 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F1106&data=05%7C02%7CMatthew.Harris%40newport.gov.uk%7C87574711722543be44b708de6efe2e0e%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639070235120480235%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoITWVpbGlzIdUljoYfQ%3D%3D%7C0%7C%7C%7C&sdata=BD5pjxcSkrOIZFaoQZRdQrZ2e0OoSn%2Fp9vu8jNGyTTM%3D&reserved=0>

Your sincerely
Development Management