

MR TIM SMALE

GOLYNOS FARM COTTAGE, NEWPORT

BUILDING INSPECTION & BAT EMERGENCE SURVEY REPORT

November 2025



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1.0 INTRODUCTION

- 1.1. Soltys Brewster Ecology (SBE) were commissioned to undertake an ecological appraisal of Golynos Farm Cottage and surrounding garden curtilage. The proposals include demolition of the remaining derelict buildings and removal of grassland/scrub within the proposed development footprint. Consideration of the on-site biodiversity and the 'stepwise' approach will need to be demonstrated as part of this application.
- 1.2. The cottage is vacant and is situated within a parcel of overgrown scrub and vegetation, which is approximately 0.2ha in size. The cottage and its associated areas are located on the outskirts of Rogerstone, Newport. The site is surrounded by agricultural fields, woodland parcels and a golf course and is accessible by Mountain Road. The curtilage of the cottage includes areas of former grass lawns with now overgrown boundary hedges, scrub and a line of trees. In order to inform the planning application for the demolition and removal of vegetation, consideration of use of the building by protected species – e.g. nesting birds or roosting bats - is required along with consideration of the other site features (e.g. trees, hedgerow) to inform appropriate avoidance, mitigation and enhancement measures (i.e. the stepwise approach).
- 1.3. The current report presents the findings of an ecological data search, daytime building inspection & walkover survey undertaken at the site in July 2025. This is a stepwise approach which follows industry best practice guidelines (e.g. CIEEM, 2017 & BCT, 2023). The current report describes the existing ecological conditions as well as identifying any potential ecological constraints/opportunities associated with the proposed demolition and redevelopment at the site.

2.0 METHODOLOGY

- 2.1. In order to establish the baseline ecological conditions on site, a combination of desk-based consultation, and daytime building inspection survey & site walkover were undertaken in July 2025. The scope of the building inspection survey work was based on best practice guidelines (BCT, 2023).

Desk study

- 2.2. The desk study primarily involved review of records requested from the South East Wales Biodiversity Record Centre (SEWBRc) to identify any existing ecological records of priority and protected species as well as all statutory and non-statutory designated sites, for example Ancient Semi-Natural Woodland (ASNW), within a 1km buffer. A summary plan of the SEWBRc data provided is included in Appendix I.

Building Inspection Survey

- 2.3. The current site survey was undertaken on 23 July 2025 by a suitably experienced ecologist¹ and assistant & comprised of an external/internal check of the buildings to search for evidence of bats or nesting birds. An internal inspection of the main cottage was not completed due to lack of access and the condition of the building. The survey aimed to identify:
- if bats are, or have been, present within the building and, if so, which species are present;
 - the type of roost (e.g. maternity roost, day roost used by males or non-breeding females, feeding perch, night roost, mating roost, transitional roost, hibernaculum);
 - how bats use the buildings (e.g. location of roosting bats, exit and entrance points to the roost); and
 - the intensity of use (e.g. likely number of bats, time and duration of use).
- 2.4. The external survey at the site involved the use of binoculars and a 5m ladder to identify possible access/entry points into the building and aimed to identify any evidence of use by bats such as dead specimens, droppings, staining, scratch marks, noise, prey remains etc. The external survey was undertaken from ground-level, with the use of the ladder to gain a better vantage point of the roof and fascia on the first floor of the cottage. The scope of the bat inspection survey, including timing, survey effort etc., was based on guidelines published by the Bat Conservation Trust (BCT, 2023). The potential of the building to support roosting bats was determined based on the following categories (BCT 2023):
- **Known or confirmed roost**

¹ Full Member of the Chartered Institute of Ecology & Environmental Management (MCIEEM) & NRW bat licence holder S094325/1
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- **High** - A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
- **Moderate** – A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this list is made irrespective of species conservation status, which is established after the presence is confirmed).
- **Low** – A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats).
- **Negligible²** – No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
- **None** – No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).

Potential Flight-paths and Foraging Habitats

2.5 Combining the information gathered in the data search, aerial imagery (e.g. Google Earth™) and the site visit for the building inspection, the presence of habitat features within the landscape was also assessed using a similar categorisation system as that outlined above for structures and trees and based on guidelines published by the Bat Conservation Trust (Collins, 2023):

- **High** – Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

² Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

- **Moderate** – Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
- **Low** – Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
- **Negligible** – No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
- **None** – No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).

Walkover Survey

2.7 As part of the site visit, other features within and at the boundaries of the application site were noted and described by means of Target Notes and photographs (see Appendix II). Features included on site were patches of bare ground with ruderal vegetation, grassland (former lawn areas), a line of trees, bracken and overgrown hedgerows. The potential of these features to support protected species (e.g. common reptiles, nesting birds, roosting or foraging bats) or invasive weeds was also noted. The potential of trees to support roosting bats was based on the following categories (BCT 2023):

- **PRF-I** – Potential Roost Feature (PRF) is only suitable for individual bats or very small numbers of bats either due to their size or lack of suitable surrounding habitats;
- **PRF-M** - PRF is suitable for multiple bats and may therefore be used by a maternity colony;
- **Negligible** – Negligible habitat features on site likely to be used by roosting bat.

Constraints

2.8. No access to the internal space of the main cottage building was possible during the survey – the entrances were boarded up and the building appeared unstable, observations were completed externally using a ladder and binoculars (see site notes, Appendix II). No other constraints were encountered during the survey and those identified were not considered significant for informing the day-time inspection and the interpretation of findings.

Bat Emergence Survey

- 2.9. To supplement the findings of the building inspection survey, a single dusk emergence survey was undertaken on 18 August 2025 by a team of two experienced surveyors, including a bat licence holder (see Section 2.3). The bat activity survey aimed to identify:
- if bats are present within the surveyed parts of the building and, if so, which species are present;
 - the type of roost (e.g., maternity roost, day roost used by males or non-breeding females, feeding perch);
 - how bats use the building and curtilage (e.g., location of roosting bats, flight paths and flight behaviour, exit and entrance points to the roost); and
 - the intensity of use (e.g., likely number of bats, time and duration of use).
- 2.10. The dusk survey commenced 15 minutes before sunset at (20.15h) and extended for 90 minutes after sunset (22.00h). Surveys were conducted using broad-band Peersonic bat detectors. Any bat calls were either identified in the field or using computer-based sonogram analysis software (e.g., Wavesurfer or Analook Insight). Surveyors were positioned so as to allow coverage of the southern and northern gable ends as well as the window boards to the eastern elevation. Surveyor views at the start of the survey are shown in Plates 1 & 2.
- 2.11. To supplement the surveyor observations, a Night Fox Whisker night vision camera was positioned next to the surveyor at the southern gable end. The camera was set up to record over the duration of the survey.
- 2.12. Weather conditions were not considered a constraint during the survey with air temperatures 19°C at the start of the survey with no rain and light wind conditions (Beaufort scale Force 2). No street lighting is present at the Cottage o along Mountain Road. Since the completion of the day-time inspection on 23 July, one of the ground floor window boards had been removed (Plate 2). No internal check of the Cottage was undertaken at this time although the window was within the field of view of the surveyor positioned at the southern gable end. The property owner was immediately advised that the board had been removed and it is understood that his has now been replaced.

Plate 1 Surveyor View, Northern Gable



Plate 2 Surveyor View, Southern Gable



3.0 RESULTS

Desk Study

- 3.1 The site is not covered by any form of nature conservation designation, however it has a close proximity to Llwyni Wood (213m) which is an Ancient Semi-Natural Woodland (ASNW) as well as a Site of Importance for Nature Conservation (SINC) and Mescoed Mawr (375m) which is a SINC, ANSW in addition to being a Plantation on Ancient Woodland (PAW). These woodlands are physically separated from the application site and were considered of little or no ecological relevance given the scale of the proposed development (i.e. within existing property curtilage).
- 3.2 The SEWBReC data search identified a large number of protected and priority species records (approximately 219 records), species of conservation concern records (60 records) and locally important species records (71 records) within the 1km search area, with the closest record to the site being a House Sparrow *Passer domesticus* and a Swallow *Hirundo rustica* at 52m away. Both of these species were noted to be on or around the site (i.e. seen within boundary vegetation or foraging over adjacent fields) during the day-time survey. An old cup nest was also present within the derelict Coal Store (see Appendix III) although no signs of current/recent use were noted.
- 3.3 Other notable species nearby include Great Crested Newt *Triturus cristatus* (332m away on the Golf Course) and Adder *Vipera berus* (404m away within the Golf Course). The proximity of Great Crested Newt is not considered of particular ecological relevance due to the limited extent of terrestrial habitat at the site and absence of any ponds or other water bodies in the immediate vicinity. Records of Adder were also associated with the Golf Course and the habitat at the application site does have some limited potential for common reptiles although is limited in extent.
- 3.4 Other notable records within 500m include Badger *Meles meles* (404m), Soprano and Common Pipistrelle *Pipistrellus sp.* (404m, 453m and 456m) and Otter *Lutra lutra* (404m).
- 3.5 A variety of bird species were noted to be closeby including the aforementioned roof nesting birds House Sparrow *Passer domesticus* and Swallow *Hirundo rustica*, as well as Goshawk *Accipiter gentilis*, Kingfisher *Alcedo atthis*, Bullfinch *Pyrrhula pyrrhula*, Fieldfare *Turdus pilaris*, Redwing *Turdus iliacus*, Starling *Sturnus vulgaris*, Cuckoo *Cuculus canoris*, Black Restart *Phoenicurus ochruros*, Dunnock *Prunella modularis*, Kestrel *Falco tinnunculus*, Black-headed Gull *Chroicocephalus ridibundus* and Song Thrush *Turdus philomelos*. All records for these birds spanned 2000-2006 and some would be of little or no relevance to the application site (e.. Kingfisher, Goshawk) based on known habitat requirements/preferences.

Building Inspection Survey

- 3.6 A summary of the site features and building inspection survey findings are provided in the following sections with further description in the target notes and supporting photographs included in Appendix III. Golynos Cottage and its surrounding outbuildings and grounds are located on Mountain Road which is to the west of Newport Golf Course and to the South of fields used for agriculture. The main cottage is a two storey building with a lean-to connected to its north-west elevation. All doors and windows are boarded up and the walls and guttering are covered in ivy. On the second visit for the bat emergence survey it was noted a ground-floor window board had been removed and discarded on the ground.
- 3.7 The main cottage building had some potential roosting features (PRFs) as described in Appendix III, including gaps around the fascia boards although these were often completely or partially obscured by Ivy. The flat roof extension on the southern side has had its roof covered by tarpaulin and there is a gap surrounding the boarded up door, however, there was no external evidence of bats. On the southern gable end gaps around the fascia had been infilled using expanding foam, but several small cracks still remain (Plate 3). On the western elevation, the fascia was obscured by ivy and there was a lean-to timber frame with corrugated metal sheet roof. The roof and ridge tiles as viewed from the east and west appear generally sound with no obvious damage or missing tiles, mortar etc.

Plate 3 Infilled crack in wall, surrounded by dense ivy cover



- 3.8 No external evidence of use by bats as identified and the cottage was considered of **Low potential** for roosting bats based on a combination of the condition of the building and the limited number of PRF's.
- 3.9 Other buildings or structures at the site included the former Coal Store, lean to structure on the western elevation of the cottage and a derelict Garage building in the south eastern corner of the plot (see Appendix III). Each of these structures was **considered of Negligible potential** for roosting bats although both the Coal Store and lean-to had old bird nests associated with them, although no recent or current evidence of nesting was noted. None of the on site or boundary trees supported features that could be used by roosting bats – i.e. **No Potential**.

Potential Flight-paths and Foraging Habitats

- 3.10 The application site is located within a predominantly rural area with the boundary vegetation well connected to hedgerows, trees and woodland in the surrounding area. The surrounding agricultural fields appear to be used for grazing with the Newport Golf Course present to the east. There is no street lighting present along Mountain Road. The habitat in the surrounding area was considered of at least Moderate quality for foraging and/or as a flight corridor.

Walkover Survey

- 3.11 Other features recorded within or at the boundary of the application site included garden hedgerows, ruderal vegetation within former garden areas, an established stand of Bamboo, dense Bracken, a strip of poor semi-improved grassland along the western boundary of the site (boundary defined by a post/wire stock proof fence) and line of young Oak trees, which may previously have demarcated the garden boundary of the plot. Further description of these features is included in the Notes/photographs at Appendix III.

Invasive Weeds

- 3.12 No invasive weeds - as listed under Schedule 9 of the Wildlife and Countryside Act 1981 – were identified during the survey. However, Spanish Bluebell and bamboo were present to the east of the cottage and consideration of both these non-native species would be required as part of the redevelopment – measures should be implemented for their removal and to manage the risk of accidental spread during site preparation, demolition or construction work.

Protected or Notable Species

- 3.13 With the exception of nesting birds and bats as discussed in previous sections, no evidence of other species such as Badger, common reptiles or amphibians was noted during the survey. The mix of tall ruderal

vegetation, bare ground and scrub/hedgerow margins could provide terrestrial habitat for reptiles and amphibians. However, these features are relatively small in extent and much of the surrounding grassland habitats – i.e. golf course and agricultural fields – would be of limited suitability for either of these groups. However, the presence of individual or small numbers of reptiles or amphibians could not be ruled out. The risk of Great Crested Newt being present on site was considered to be low for the reasons set out above. There are no ponds at the application site or in the immediate surrounding area that could provide breeding habitat or a source of dispersing animals.

- 3.14 Common invertebrate species are also likely to make use of the tree/hedgerow and grassland habitats to the west of the site although the managed ruderal vegetation/former garden areas were considered of limited value in eth context of the site.
- 3.15 No evidence of use of the site by Badgers was noted during the survey and no mammal paths were noted along the boundary features of the site. Hedgehogs are likely to be present in the immediate surrounding area (closest known desk study record was ca. 400m east at the Golf Course) and could utilise the site for occasional foraging or shelter.

Bat Emergence Survey

- 3.16 No bats were seen to emerge from the Cottage by either of the surveyors at south eastern and north western corners of the building over the course of the survey. Similarly, a review of the Nightfox camera footage confirmed that no bats were noted emerging from the southern gable end (where camera was focused).
- 3.17 Bat activity by foraging/commuting bats was noted by each of the surveyors although the majority of activity was associated with the land and surround hedgerow/scrub vegetation to the north associated with the farm access lane – a total of 13 separate observations of bat activity were made here with just 4 observations by the surveyor at the south east corner of the cottage. A combination of in-field and follow up analysis of recorded calls confirmed up to four species of bats as present in the immediate vicinity of the site – Common and Soprano Pipistrelle *Pipistrellus pipistrellus*/*P. pygmaeus*, *Myotis* sp. and Lesser Horseshoe *Rhinolophus hipposideros* although for the latter two species, only a single recorded observation of each was noted – all other activity was attributable to Pipistrelle bats.
- 3.18 The first recorded bat activity was along the lane north of the cottage, with foraging by Common Pipistrelle noted from 20.48h, approximately 15 – 20 minutes after sunset. The single passes (on lane to north) by *Myotis* and Lesser Horseshoe were at 21.33h & 21.55h respectively, more than an hour after sunset.

4.0 LEGISLATION, POLICIES AND PLANS

- 4.1 The following legislation relating to bats, nesting birds and other species is considered of relevance to the area surveyed and to the proposed demolition & development works at the site.

Legislation Pertaining to the Protection of Bats

- 4.2 All species of bats in Britain are afforded legal protection under the Wildlife and Countryside Act (1981) (as amended) and the Conservation of Habitats and Species Regulations (2017). This means it is an offence (subject to certain specific exceptions) to deliberately capture or kill/injure a bat, to damage or destroy a place used for shelter or protection (e.g. roosts) or to deliberately disturb a bat in such a place³.
- 4.3 Case Law has placed an onus on local planning authorities to satisfy ‘three tests’ under the Conservation of Habitats and Species Regulations when determining applications that could affect European Protected Species. Essentially, these three tests are: i) that there is no satisfactory alternative; ii) that the proposed development is in the over-riding public interest (including those of a social or economic nature) and iii) the proposed development would not adversely affect the Favourable Conservation Status (FCS) of the species locally. Even without the requirement for planning consent in this instance a licence will be required to undertake the works. To obtain a licence from Natural Resources Wales (NRW) the third test will need to be met which means appropriate measures will need to be in place to demonstrate how the works can be achieved without adversely affecting the FCS of the species present.
- 4.4 Bats are also afforded protection within Wales under the Countryside and Rights of Way Act (2000) and Environment (Wales) Act 2016.

Legislation Pertaining to Birds & reptiles

- 4.5 Under the Wildlife & Countryside Act 1981 (as amended) all wild birds are protected against killing or injury and their nests against damage or destruction whilst they are being built or contain eggs/dependent young. Under this legislation, all common reptiles are also protected against killing or injury.

Planning Policy Wales (2024)

- 4.6 This document set out the land use planning policies of the Welsh Government with Chapter 6 dealing with Distinctive and Natural Places which covers Biodiversity and Ecological Networks. The advice contained

³ Great Crested Newt are also similarly protected under both these pieces of legislation
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within PPW is supplemented for some subjects by Technical Advice Notes (TAN's), with TAN 5 addressing Nature Conservation & Planning.

4.7 TAN 5 identifies a number of key principles, which the town and country planning system in Wales should consider. Those relevant are detailed below:

- *Work to achieve nature conservation objectives through a partnership between local planning authorities, Natural Resources Wales (NRW), voluntary organisations, developers, landowners and other key stakeholders;*
- *Integrate nature conservation into all planning decisions looking for development to deliver social, economic and environmental objectives together over time;*
- *Ensure that the UK's international obligations for site, species and habitat protection are fully met in all planning decisions;*
- *Look for development to provide a net benefit for biodiversity conservation with no significant loss of habitats or populations of species, locally or nationally;*
- *Promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable. Minimising or reversing the fragmentation of habitats and improving habitat connectivity through the promotion of wildlife corridors;*
- *Local planning authorities should seek to protect trees, groups of trees and areas of woodland where they have natural heritage value or contribute to the character or amenity of a particular locality;*
- *The presence of a species protected under European or UK legislation is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat.*

Updates to PPW Chapter 6: Distinctive and Natural Places (October 2023)

4.8 An updated version of PPW: Chapter 6 was published with immediate effect on 11th October 2023 in a published letter to Local Authorities from Julie James AS/MS – Minister for Climate Change⁴. These changes have now been incorporated as part of the latest edition (February 2024) of PPW. The new guidance provides an update on Net Benefit for Biodiversity and the Step-wise Approach, with extracts considered of relevance to the development site provided below:

⁴ Published letter from Julie James AS/MS (Minister for Climate Change) to Local Authorities – Heads of Planning. Reference: MA/JJ/2512/23. Dated 11th October 2023.
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Maintaining and Enhancing Biodiversity

- 4.9 Planning authorities must follow a step- wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.
- 4.10 All development must deliver a net benefit for biodiversity and ecosystem resilience from the baseline state (proportionate to the scale and nature of the development proposed). Even if the biodiversity value has been maintained, there must still be a pro-active process to look for and secure enhancement through the design and implementation of the development.

5.0 CONCLUSIONS AND RECOMMENDATIONS

- 5.1 The current development proposal requires demolition of the existing building footprint prior to new build although no plans of the proposed layout have been provided. The development will likely require some loss of existing hedgerow (to accommodate site access) and replacement of the ruderal, scrub and bracken established over former garden areas with built form or private garden. Retention of the line of young Oak trees and strip of grassland to the west would be recommended along with strengthening of retained hedgerow corridors. Management of these retained features along with provision of bird and boat boxes would contribute to providing mitigation/enhancement for biodiversity as part of the development.

Bats

- 5.2 No evidence of use by roosting bats was identified over the course of the building inspection and emergence survey and based on the findings, the building was considered of Negligible roost potential. There are a limited number of features present that could allow access for individual or low numbers of bats on an irregular basis, with the northern lane and associated hedgerows/scrub confirmed as being used by foraging/commuting bats.
- 5.3 The current survey has established likely absence of bats from the building although no amount of survey could rule out the possibility that an individual or small number of bats could be present at any given time and the following reasonable avoidance measures would be appropriate to the proposed demolition works:

- Toolbox talk to contractors (by an ecologist) prior to any demolition or roof works to advise on the low risk of bats being present. Works to remove door and window boards, fascia boards, and roof/ridge tiles on the building to be undertaken using hand-tools (e.g. claw hammers, crowbar);
- If bats, or evidence of bats (e.g. droppings) are encountered during the works, all works will be stopped immediately and a licenced bat ecologist or Natural Resources Wales (NRW) contacted for advice on how to proceed. No disturbing works shall re-commence until a licence is in place;
- Where possible, demolition works to be undertaken in autumn/winter (Sept – March) to further reduce the risk that bats would be present and also to minimise the risk of encountering nesting birds.

Birds

- 5.4 No current evidence of nesting birds was associated with the buildings although old nests were identified in the Coal Store and at the south west of the lean to structure. The scrub, young trees and boundary hedgerows could also be used during the breeding season. On this basis, demolition & vegetation removal work would ideally be undertaken in autumn/winter (Sept – March) to minimise the risk of encountering nesting birds. If the proposed works are to be undertaken during the breeding bird season (i.e. between March – August), a prior check for nesting birds will be required - if an active bird nest is found, no works can be undertaken until all chicks have fledged and the nest is no longer active.

Other Considerations/Enhancements

- 5.5 Vegetation removal for the grassland and scrub areas should adopt a precautionary approach to minimise the risk to common reptiles (e.g. Slow Worm). Although the risk of reptiles being present is low, clearance of vegetation to ground level (i.e. 50 – 100mm) in autumn or winter would be recommended with remaining root balls and brash piles/brambles removed in the spring along with any surface debris and fly tipped material. If any reptiles were found, they could be transferred immediately to retained habitat along the western boundary – movement of reptiles (if present) should only be undertaken during the period of the year when they are active – typically April - September.
- 5.6 This approach would also apply to limit the risk to common amphibian species (e.g. Common Frog) if present. In the unlikely event that a Great Crested Newt were discovered at any point during site work, all activity will stop immediately and a licensed ecologist contacted for advice on how to proceed.
- 5.7 Removal of the bamboo and Spanish Bluebell would also be recommended and the advice of a suitably experienced invasive weeds contractor should be sought to confirm the best approach for the site. Any

contaminated soil could be retained on site and incorporated as part of the redevelopment although removal and safe disposal of the Bamboo and rootball would be recommended.

5.8 Retention and management of the line of Oaks and strip of grassland in the wets along with retention/strengthening of retained boundary hedgerows would be recommended. The design of site lighting should also aim to minimise any increase in lux levels (increases kept to ≤ 1 lux) along the northern boundary of the site.

5.8 In order to provide mitigation/enhancements for habitats and species as part of the development, the following would be recommended:

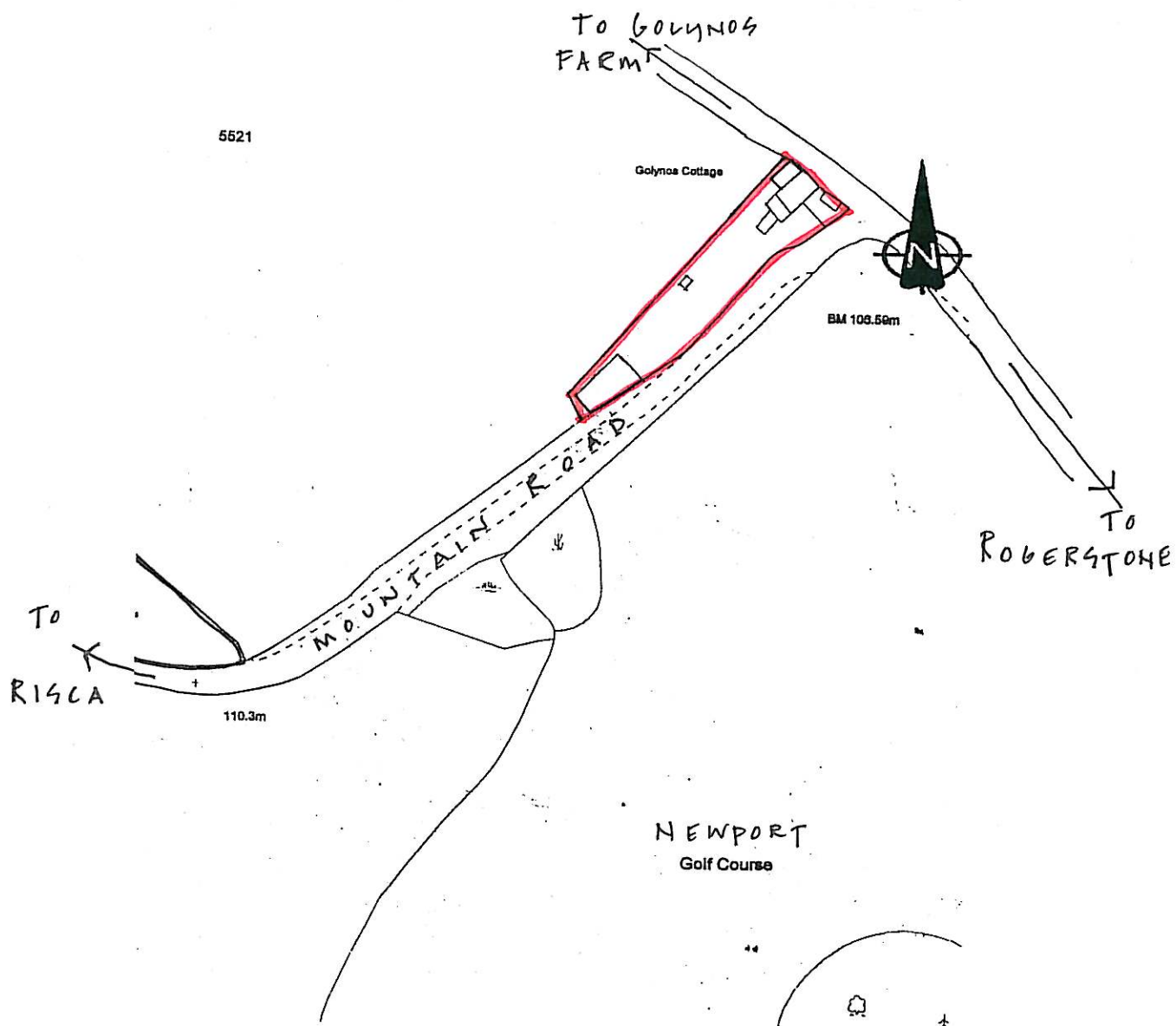
- Inclusion of 2no. House Sparrow nest boxes & 2no. integrated bat boxes on the new building or buildings (e.g. see Appendix IV);
- Retention and management of line of oaks and grassland strip in the west;
- Retained hedgerows to be strengthened by infill with native species (e.g. Hazel, Hawthorn) and subject to a management regime once established;
- Any new planting to make use of native species or those with a known wildlife benefit.
- Any boundary fencing or walls to incorporate gaps of 130mm x 130mm to allow passage by hedgehogs.

REFERENCES

Bat Conservation Trust (2023) *Bat Surveys for Professional Ecologists – Good Practice Guidelines*. Bat Conservation Trust, London. 4th Edition.

CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal, 2nd edition*. Chartered Institute of Ecology and Environmental Management, Winchester.

APPENDIX I SITE LOCATION PLAN



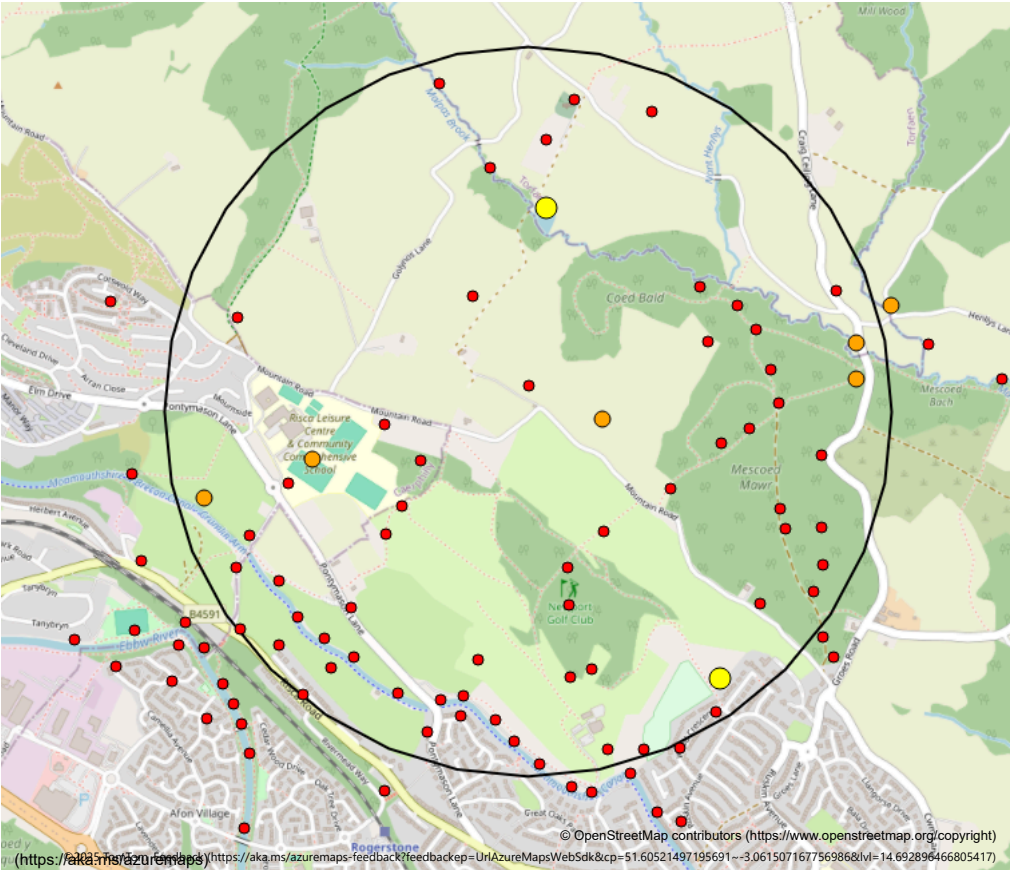
GOLYNOS COTTAGE
SITE LOCATION PLAN
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APPENDIX II DESK STUDY INFORMATION PROVIDED BY SEWBRcC

Species Map

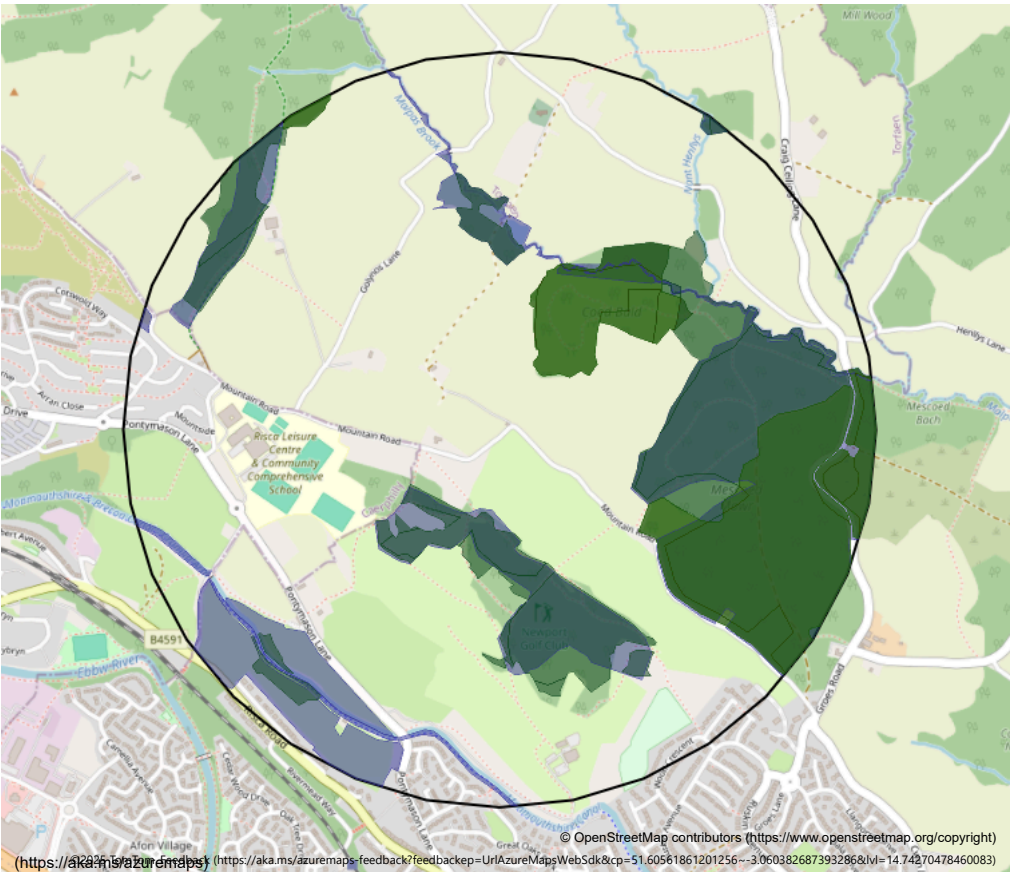
Species records are mapped below. Records are mapped as centred points (centre of grid reference polygon).

Icon	Name
	Pri. Species
	Cons. Concern
	Loc. Important



Designated Sites Map

Col.	Name
	Wildlife Site / SINC (Adopted) (719,447m ²)
	Ancient Semi Natural Woodland (384,093m ²)
	Plantation on Ancient Woodland Site (349,348m ²)
	NRW Priority Area (Woodland - PAWS) (349,347m ²)



APPENDIX III TARGET NOTES & PHOTOGRAPHS (JULY 2025)

RECORD OF SITE VISIT	
SITE NAME	Golynos Cottage
DATE	23 July 2025
PURPOSE OF VISIT	Walkover survey / preliminary building inspection for protected species to inform planning submission for demolition and redevelopment.
General	Two-storey detached cottage and gardens proposed for demolition and redevelopment. Property is vacant/derelict and has been boarded up. Derelict outbuildings present to south of the cottage and in south east corner of the site. Former garden areas are overgrown in parts and colonised by ruderal vegetation/scrub – some occasional management by strimming/cutting evident.  Site is located along Mountain Road, Risca in a predominantly agricultural area with Newport Golf Course on the eastern side of Mountain Road and agricultural fields to the north, south and west. There is no street lighting along Mountain Road with a belt of semi-mature trees present on the eastern side of Mountain Road and the boundary of the Golf Course. The immediate surrounding area is likely to support foraging/commuting bats and the surrounding hedgerows and tree lines provide good habitat connectivity to the surrounding landscape.

Golynos Cottage	2 storey detached cottage with rendered finish. Flat roof extension to southern side with roof missing and covered in tarpaulin. Clay roof and ridge tiles remain and seem in reasonable condition. Extensive ivy growth to walls and over fascia/guttering. Windows and doors all blocked and no internal access (for surveyors) possible. <i>East elevation:</i> Gaps noted along fascia but these are covered or at least partially obscured by Ivy. No gaps noted around door or window boards and no external evidence of bats noted (inc. ladder inspection of fascia).  <i>Flat roof extension and southern gable</i> Gap around door board noted but no external evidence of use by bats. Roof covered in tarpaulin. Southern gable end with some ivy cover to fascia and walls. Gaps to apex have been infilled with expanding foam although some small gaps remain but these partially obscured by ivy. No external evidence of bats noted (ground check using binoculars).
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Western Elevation

Fascia is completely obscured by Ivy with window board sound to south west corner. No external evidence of bats (or birds) noted and no obvious means of access. Roof and ridge tiles are sound with no obvious missing or damaged areas.



Corrugated metal lean-to structure on timber frame present to ground floor of cottage which is open to southern side. Easy access for birds or bats – no evidence of bats noted but old bird nest amongst ivy at south west corner of the structure.



Northern gable end

Similar to southern gable with fascia overgrown with Ivy. Some small gaps noted but at least partially obscured by Ivy. Small gaps also noted around lead flashing to chimney.



Overall Building considered of Low bat roost potential

H1 – Garden Hedge

Graden hedgerow to north eastern and eastern boundary of property. Mainly comprised of Privet but with Hazel and Holly also present with Bramble filling gaps between woody shrubs. Some bamboo also present. Potential for nesting birds

	
1 – Bamboo	Large stand of Bamboo to south east of Cottage. Individual stems also present to boundary hedgerow and former garden area east of the Cottage. 
2 – Ruderal Vegetation	Ground to east and south east of the cottage is irregularly managed to manage growth of ruderal vegetation, grasses etc. Building debris and some rubble also present. Vegetation includes Bamboo, Ivy (as ground cover), Yorkshire Fog, Privet, Willowherb, Bristly Ox-tongue, Creeping Thistle, Dandelion, Broad-leaved Dock, Cleavers and small area of Spanish Bluebell at base of eastern boundary hedge. Some limited potential for reptiles although cover is limited. Discarded timber etc. checked and no reptiles or common amphibians seen.
B2 – Coal Store	Corrugated metal structure on timber frame. Holes to roof and open to eastern side allowing easy access or birds or bats. Old bird nest noted on timber frame to north side. No evidence of bats and considered of Negligible potential.

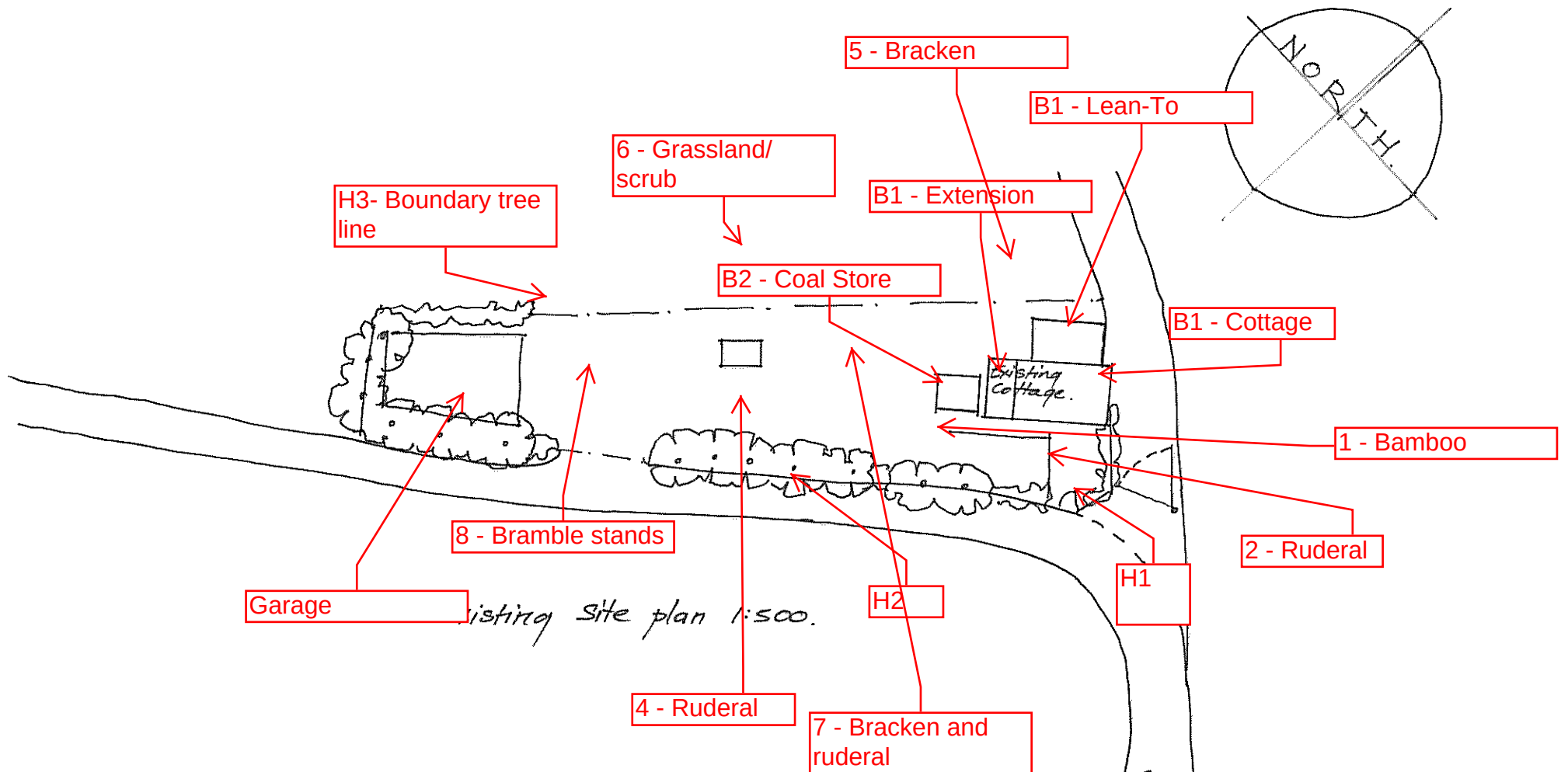
	
4 – Ruderal vegetation	As for Note 2 with additional species including Ground Elder, Bramble and Bracken. Some building rubble and remains of brick walls for small outbuilding/shelter also noted. 
H2 – Eastern hedge	Continuation of garden hedge but more gappy – Hazel, Privet, Holly Sycamore and Beech noted. Ivy is main ground cover at base along with Cleavers.

	
Garage	Derelict, open sided garage to south east corner of plot. Corrugated metal sheet wall with corrugated cement (asbestos?) panels as remaining walls. Some fire damage to timber frame noted. Part overgrown with Ivy – some potential for nesting birds but Negligible bat potential. 
H3 – Garden boundary	Line of young Oak trees along western side of plot – may define garden boundary. Oaks less than 5m high interspersed with Bracken and ruderal vegetation.

	
5 – Bracken scrub	Dense bracken scrub to NW corner interspersed with some Oak, Willow and Hazel shrubs 
6 – SI Grassland and scrub	Strip of grassland and scattered scrub to west of line of Oaks with post/wire fence separating this strip from the agricultural field (cut for hay or silage) to the west. Grassland in the strip is a mix of poor SI with ruderal vegetation and scattered scrub including Tufted vetch, Meadow Vetchling, Hogweed, Blamble, False Oat Grass, Ribwort Plantain, Creeping Buttercup, Willowherb, Yorkshire Fog, Common Bent and Red Fescue. Irregularly managed. Some reptile potential.

	
7 – Bracken & ruderal	Bracken, scrub and ruderal vegetation to south of Cottage. 
8 – Bramble stands	Two no. large stands of Bramble and brash amongst ruderal vegetation in southern part of the plot. Some reptile potential although none seen during survey.





Existing site plan 1:500.

GOLYNOS COTTAGE

EXISTING SITE PLAN
1:500 eA4

POS.

APPENDIX IV ENHANCEMENT FEATURE EXAMPLES

All boxes must be installed according to the suppliers' instructions.

Vivara Pro Integrated Bat Box:

<https://www.nhbs.com/vivara-pro-build-in-woodstone-bat-box>



Vivara Pro WoodStone House Sparrow Nest Box

Available at: <https://www.nhbs.com/vivara-pro-woodstone-house-sparrow-nest-box> (accessed 04/04/2024)

