

Webster, Ben (Planning Officer)

From: Harris, Matthew (Ecology Officer)
Sent: 10 September 2025 11:23
To: Webster, Ben (Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0637

Thank you Ben, yes we can go ahead and partially discharge this condition subject to implementation in full as described.

Matt

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

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 10 September 2025 11:18
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: FW: Planning Consultation Request for case ref: 25/0637

Good morning Matt,

Thank you for your comments.

As per below, the agent has confirmed that a bat box is to be installed on the southern elevation of the building, positioned to benefit from maximum sunlight exposure and set at a minimum height of 3 metres.

Do you consider the above acceptable for a partial discharge (subject to full implementation)?

Many thanks,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd Newport City Council / Cyngor Dinas Casnewydd

/: ben.webster@newport.gov.uk

b: <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.newport.gov.uk%2F&data=05%7C02%7CBen.Webster%40newport.gov.uk%7C3f3d0596e1374b7df60d08ddf054100e%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638930966016811201%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslAIiOiJXaW4zMilslkFOljoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=HlzwOranCAjNXsX00AG%2F5%2FzEd3MsnoQep5oxq4ZF12I%3D&reserved=0>

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

From: Sion Mainwaring <SionMainwaring@asbriplanning.co.uk>

Sent: 10 September 2025 10:21

To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0637

Hi Ben,

We do not believe there is a requirement for additional plans to accompany the scheme to discharge condition 3 of appeal decision CAS-03471-R5M2D1. This view is based on precedent, as we have submitted and obtained approval for numerous GI Statements of a similar nature to other LPA's where supporting plans or elevations were not considered necessary. The wording of the condition itself is also instructive, stating that "a scheme for biodiversity enhancement (including implementation) shall be submitted". We consider this requirement to be fully met within the Green Infrastructure Statement, which outlines both the proposed measures and how they will be implemented - the condition doesn't require plans or elevations.

It is also important to note the context of the application site. The land is in agricultural use and the applicant is an active farmer, with a working knowledge of land management practices and biodiversity measures. This gives confidence that the enhancements proposed can and will be delivered effectively without the need for supplementary drawings.

Specifically, biodiversity enhancement will be achieved through the installation of a bat box on the southern elevation of the building, positioned to benefit from maximum sunlight exposure and set at a minimum height of 3 metres. This location and specification ensure the measure is both practical and effective, in line with good practice guidance.

Kind regards,

Sion Mainwaring – Graduate Planner

Asbri Planning Ltd | T: 02920 732652 | W:

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

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 09 September 2025 16:50
To: Sion Mainwaring <SionMainwaring@asbriplanning.co.uk>
Subject: FW: Planning Consultation Request for case ref: 25/0637

Good afternoon Sion,

I hope you are well.

The Ecology Officer is seeking clarity on the position and orientation of the proposed bat and bird boxes at Castle Farm, Bishton Road.

Please could you advise on the below?

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd Newport City Council / Cyngor Dinas Casnewydd

/: ben.webster@newport.gov.uk

b:

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

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 09 September 2025 16:47
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/0637

Ben, in this instance although the model of the bat and bird boxes are specified, I need to see a plan and/or elevations showing the location of the features on the buildings on site. Bat and bird boxes need to be placed at the correct height and on the correct orientation of elevation, in order for them to be used by the target species. I do not see these details are provided in the Green Infrastructure statements, so we should ask the Applicant to provide them.

Matt

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

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 15 August 2025 14:17

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

Subject: Planning Consultation Request for case ref: 25/0637

Dear Head Of City Services

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

App Number: 25/0637

Address: Castle Farm Bishton Road Bishton Newport NP18 2DZ

Proposal: PARTIAL DISCHARGE OF CONDITION 03 (BIO DIVERSITY ENHANCEMENT) OF APPEAL DECISION CAS-03471-R5M2D1 ERECTION OF A BUILDING FOR THE PURPOSE OF HOUSING VENDING MACHINES FOR THE SALE OF MILK AND MILKSHAKES

submitted on 8 August 2025.

View details of 25/0637 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0637&data=05%7C02%7CBen.Webster%40newport.gov.uk%7C3f3d0596e1374b7df60d08ddf054100e%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638930966016865247%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOljoITWFpbCIsIlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=elhtTbvEPvPy73mKiJyXrp0in8wSuodhKOxf11RzU8%3D&reserved=0>

Your sincerely

Development Management

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

The Council welcomes correspondence in English or Welsh or both, and will respond to you according to your preference. Corresponding in Welsh will not lead to delay.

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Mae'r e-bost hwn yn cynnwys gwybodaeth y bwriedir ar gyfer y derbynnydd yn unig a gall fod yn gyfrinachol, yn destun radorfrait gyfreithiol neu broffesiynol, neu fel arall wedi'i diogelu rhag cael ei rhyddhau. Os nad chi yw

derbynnnydd bwriadedig y neges hon, a fydddech cystal â rhoi gwybod i'r anfonwr ar unwaith a pheidio â datgelu, dosbarthu neu gopïo'r e-bost i unrhyw barti arall. Mae'r e-bost hon ac unrhyw ffeiliau atodedig yn eiddo i Gyngor Dinas Casnewydd.

Pan fyddwch yn anfon e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i'r Cyngor fonitro a darllen unrhyw e-byst o'r fath at ddibenion cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwadiad llawn ewch i <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.newport.gov.uk%2Fymwadiad&data=05%7C02%7CBen.Webster%40newport.gov.uk%7C3f3d0596e1374b7df60d08ddf054100e%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638930966016894660%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=TTaAU7hDOknIS8eKJsPLXMIzhDhKmhEaUmeOhRZj7i4%3D&reserved=0>

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