

Condition 4 - Biodiversity Enhancement Scheme



Address – 40 Laurel Road, Bassaleg, Newport, NP10 8NT

Planning Portal Reference – PP-15076271

Local Authority Planning Reference – 26/0610

Date – October 2026

1. Introduction

This Biodiversity Enhancement Scheme has been prepared in relation to planning permission granted for the construction of a single storey rear extension and two storey side extension at 40 Laurel Road, Bassaleg, Newport.

Planning permission was granted subject to Condition 4, which requires “Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority.” The condition further requires the approved scheme to be implemented prior to the first beneficial use of the development and retained for the lifetime of the development.

This scheme has therefore been prepared to provide proportionate biodiversity enhancements associated with the approved residential development.

2. Biodiversity Considerations

The development comprises extensions to an existing semi-detached residential dwelling within an established residential area. The Council's Delegated Decision Report identifies the requirement for biodiversity enhancement in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011–2026.

The decision report notes that the application was not accompanied by a Biodiversity Enhancement Scheme or Green Infrastructure Statement and that these details could be secured through a planning condition. No specific ecological constraint or confirmed protected species presence is identified within the decision report. The Council's decision notice also includes general advice concerning the protection of bats and their roosts. Should bats or evidence of a bat roost be identified during the works, construction shall cease in the relevant area and appropriate ecological advice shall be obtained.

3. Proposed Biodiversity Enhancements

The following measures shall be incorporated into the development.

3.1 Bird Nesting Box

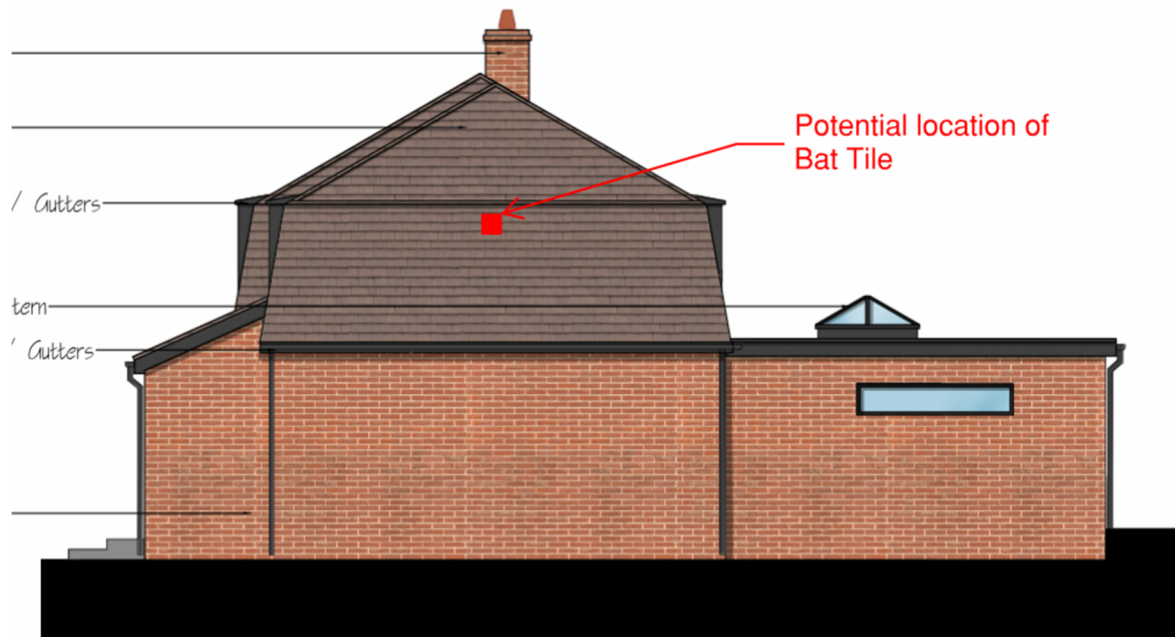
A suitable bird nesting box shall be installed within the garden area or on an appropriate external elevation of the property. The box shall be positioned approximately 2–4 metres above ground level, where practicable, and located away from areas of intense activity. The nesting box shall be suitable for common garden bird species and shall be retained for the lifetime of the development.

3.2 Bat Access Tile

One bat box shall be provided within the site. The bat box shall be positioned on an appropriate external elevation where available, at a minimum height of approximately 3 metres above ground level and away from artificial lighting. The location shall provide suitable access for bats and shall be retained for the lifetime of the development. The provision of the bat box is intended as a biodiversity enhancement measure and does not indicate that a bat roost has been identified within the existing dwelling.



Fig 1 – Example of Bat Access Tile



Side Elevation - Right

Fig 2 – Extract of Elevations where Bat Tile could be located

3.3 Hedgehog Access

Where boundary fencing is provided or replaced as part of the development, a small opening of approximately 150mm × 150mm shall be incorporated at ground level to allow hedgehog movement between neighbouring gardens. Where practicable, existing boundary permeability shall be retained. The opening shall be kept clear of obstructions and retained for the lifetime of the development.

3.4 Native and Pollinator-Friendly Planting

Existing garden vegetation shall be retained wherever practicable.

Where planting is required as part of the development, native or pollinator-friendly species shall be used where appropriate.

Suitable species may include:

- Hawthorn (*Crataegus monogyna*);
- Hazel (*Corylus avellana*);
- Holly (*Ilex aquifolium*);
- Rowan (*Sorbus aucuparia*);
- Lavender (*Lavandula* species);
- Foxglove (*Digitalis purpurea*);
- Primrose (*Primula vulgaris*);
- Red Campion (*Silene dioica*); and

- Other suitable nectar-rich native or wildlife-friendly species.

Planting shall be selected having regard to the scale and character of the existing residential garden.

3.5 Small Habitat Feature

Where space permits, a small log pile, deadwood feature or similar habitat feature shall be provided within a suitable part of the garden. The feature shall be positioned so that it does not obstruct access, drainage or normal garden use and shall be retained where practicable.

4. Lighting

External lighting associated with the development shall be kept to the minimum necessary for residential use. Lighting shall, where practicable, be directed away from bird and bat boxes, boundary vegetation and other areas providing potential wildlife habitat. Unnecessary illumination of garden boundaries shall be avoided.

5. Protection of Bats During Construction

The presence of a bat roost has not been identified. Nevertheless, bats and their roosts are legally protected. If bats, a bat roost or evidence of bat use is discovered during demolition or construction works, works affecting the relevant area shall cease and advice shall be obtained from a suitably qualified ecological consultant and/or Natural Resources Wales before works recommence. The requirements contained within the planning decision's advice to the applicant shall be observed.

6. Implementation

The biodiversity enhancement measures identified within this scheme shall be implemented as follows:

1. The bird nesting box and bat box shall be installed prior to the first beneficial use of the development.
2. Any hedgehog access provision shall be incorporated during the construction or installation of relevant boundary fencing prior to the first beneficial use of the development.
3. Proposed wildlife-friendly planting shall be undertaken as soon as reasonably practicable following completion of the relevant external works and, where appropriate, during the next suitable planting season.
4. Any habitat feature shall be installed prior to the first beneficial use.
5. The biodiversity enhancements shall thereafter be retained and maintained for the lifetime of the development.

7. Conclusion

The proposed measures provide a proportionate package of biodiversity enhancements appropriate to the scale and nature of the approved residential extensions. The scheme provides opportunities for nesting birds, bats and other garden wildlife while retaining and enhancing the ecological value of the existing residential garden.

The measures are intended to secure a proportionate net benefit for biodiversity and contribute towards the objectives of Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011–2026. The Biodiversity Enhancement Scheme is therefore submitted

for the written approval of the Local Planning Authority in accordance with Condition 4 of planning permission 26/0610.