

Newport City Council
Development Management
Civic Centre
Godfrey Road
Newport

22 September 2026

Dear Sir/Madam

Re: 287 Caerleon Road, Newport, NP19 7HB

Planning Appeal Reference: CAS-02221-T4B3P5

Planning Application Reference: 21/1222

Condition 8 – Ecological Enhancement Measures and Implementation Timetable

I write in relation to the above planning permission granted on appeal for the change of use of the property from 2 flats to a 9 bedroom House in Multiple Occupation (sui generis). Condition 8 of the appeal decision requires:

“Within three months of the date of this decision, a scheme of Ecological Enhancement Measures and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Ecological Enhancement Measures shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.”

The submitted scheme is intended to satisfy the requirements of Condition 8 and provide an ecological enhancement to the property in accordance with the reason for the condition.



Proposed Ecological Enhancement

As part of the proposed ecological enhancement, a bat box will be installed at the property in an appropriate location to provide a suitable roosting opportunity for bats. The proposed bat box will be securely fixed to the external elevation of the property in a suitable position, away from potential disturbance and, where practicable, in a location that provides appropriate shelter and access.

The bat box will be installed within three months of the Local Planning Authority's written approval of the submitted Ecological Enhancement Measures and Implementation Timetable.

Following installation, the bat box will be retained and maintained for the lifetime of the development, in accordance with Condition 8.

The proposed measure provides an opportunity to enhance the biodiversity value of the site and is intended to provide a lasting ecological enhancement in accordance with Condition 8.

I respectfully request that the submitted Ecological Enhancement Measures and Implementation Timetable be approved in writing by the Local Planning Authority.

Please contact me should any further information or clarification be required.

Yours faithfully,

Yours faithfully

Lloyd Jones

Lloyd Jones MRTPI