

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 27 May 2026 15:26:23 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0326

Jacob I have considered this application in relation to section 7.0, Figure 4 - 'Checklist for protected/priority Species Surveys' set out in the Wildlife and Development SPG, which sets out the criteria we use for deciding when a bat survey is needed. The nature and location of these buildings and the works proposed to them do not suggest that there is a reasonable likelihood of an impact upon roosting bats, so I would not ask for a bat survey on this occasion. Specifically, the buildings are not close to any suitable foraging or commuting habitats for bats, and are set in an urban area subject to light disturbance. The proposed works will not alter the main roof of the building, and in terms of the external aspects are limited to cleaning masonry and re-fitting windows. However we can never totally rule out the potential presence of bats so we should attach our Bat Advisory Note if consent is granted.

Matt

Bat Advisory Note

Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228

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

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

Sent: 08 May 2026 10:53

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

Subject: Planning Consultation Request for case ref: 26/0326

Dear Head Of City Services

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

App Number: 26/0326

Address: 14-15 High Street Newport NP20 1FW

Proposal: CHANGE OF USE TO THE THREE FLOORS ABOVE THE PUBLIC HOUSE TO CREATE A BOOKABLE ARTS VENUE SPACE ON THE FIRST FLOOR (USE CLASS D2), AND BOOKABLE CO-WORKING STUDIOS AND PRIVATE SHORT LEASE STUDIO SPACES TO THE SECOND AND THIRD FLOORS (USE CLASS B1), ALONG WITH PARTIAL REPLACEMENT OF REAR SINGLE STOREY EXTENSION, CREATION OF ROOF TERRACE AND ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS

submitted on 28 April 2026.

View details of 26/0326 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0326&data=05%7C02%7CMatthew.Harris%40newport.gov.uk%7Cd76bb5980cc94dd07d5308deace788c4%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639138309227050755%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiwlLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoitWFpbCIsIlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=5tOhCdsRxU%2Fj9PiD6ViBZR Bz%2FNJnKwQCQ1YANBZ4YJs%3D&reserved=0>

Your sincerely

Development Management