

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 13 May 2026 16:34:53 UTC+01:00
To: "Jones, Jonathan (Student planning officer)" <Jonathan.Jones@newport.gov.uk>
Subject: RE: 26/0236

Hello Jonathan, my concern with this application is the impact on protected species such as nesting birds and roosting bats. Although the outbuilding appears to be relatively modern, the dense vegetation and Ivy coverage may create or conceal access points for birds or bats.

We should consider 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. On balance, the nature and location of this building does 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. Instead, we should attach an advisory note alerting the applicant to the fact that there is a low risk that bats may be present and advising them of what to do if bats are found during works.

The Applicant should be reminded by an Advisory Note to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. In this instance I consider it very likely that the vegetation surrounding the building, and the building itself, will support nesting birds. Normally we advise the nesting season runs from March to Mid-August inclusive. Any clearance of vegetation or demolition during this time may well damage a bird's nest and result in an offence under this legislation.

In this context, I welcome the statement in the Green Infrastructure Statement that '*Vegetation removal will be undertaken outside the main bird nesting season (March–August) where practicable.*', and other mitigation measures are proposed in the same document. The GI Statement also makes reference to drawing '00200 Landscaping Plan', which it claims sets out the planting plan to compensate for loss of habitat caused by site clearance. I can't find this document on the 26/0236 file, so can't comment on whether there will be compensation for habitat lost, nor an enhancement of biodiversity.

Matt Harris
Ecology Officer

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

From: Jones, Jonathan (Student planning officer) <Jonathan.Jones@newport.gov.uk>

Sent: 13 May 2026 15:14

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

Subject: 26/0236

Good afternoon,

I am just emailing to chase a comment on the above application.

The application is for a replacement roof to an existing outbuilding, and I was just after a view on whether any further info in relation to bats would be required.

The determination date for the application is next Friday so if you could please provide a comment by end of Tuesday (19th) that would be appreciated.

Many thanks,
Jonathan

Jonathan Jones

Student Planning Officer/ Swyddog Cynllunio Myfyrwyr

Regeneration and Economic Development / Adfywio a Datblygu Economaidd

Newport City Council / Cyngor Dinas Casnewydd

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This email cannot and does not make or imply any commitment on behalf of Newport City Council to a particular decision on any future application for planning permission or any other planning matter/Nid yw cynnwys yr ebost yma

yn ymrwymio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio

When submitting documents by email that are large or those that may contain macros, such as Excel type files, it is advised that the sender should check separately with the case officer that the file has been received and not blocked by the Council's automated IT security systems/Wrth gyflwyno dogfennau dros e-bost sy'n fawr neu'r rheiny a all gynnwys macros, megis ffeiliau Excel, argymhellir i'r anfonwr gysylltu â'r swyddog achos i sicrhau fod y ffeil wedi'i dderbyn ac heb gael ei flocio gan systemau diogelwch TG awtomataidd y Cyngor

NEWIDIADAU I'R FFIOEDD AR GYFER CEISIADAU CYNLLUNIO A CHEISIADAU CYSYLLTIEDIG - 01 RHAGFYR 2025 / CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. **Bydd y ffioedd newydd yn daladwy ar gyfer ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025.**

Cyhoeddwyd y **Ddogfen Ffioedd** ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: [Ffioedd ceisiadau cynllunio | LLYW.CYMRU](#)

Please note that the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025 ("the 2025 Fee Regulations") were approved by the Senedd and came into force on the 20th October 2025.

The new fees will be payable for planning applications, amendments, deemed applications, and site visits in Wales from 01st December 2025.

*The **Fee Document** has been published on the Welsh Government website, and it can be accessed on the following link: [Planning application fees | GOV.WALES](#)*