

Aldous, Catherine (Senior Planning Officer)

From: Harris, Matthew (Ecology Officer)
Sent: 16 October 2025 11:20
To: Aldous, Catherine (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0862

Hello Catherine, I have considered the PRELIMINARY ROOST ASSESSMENT (PRA) AND ACTIVITY SURVEYS FOR BATS report dated September 2025 and I support the methodology and conclusions of that report. Three bats belonging to two Pipistrelle species were detected roosting in one of the buildings (Shed 4 – the Transit Shed), so this building is a confirmed bat roost. No bats were detected using the other buildings on site.

In accordance with the NRW Approach to Bats and Planning Good Practice Guide 2015, this roost constitutes a 'Low Risk Case', and so the standing advice is that we do not need to consult NRW on this application. This is with the proviso that the recommendations of the Bat Survey Report are implemented.

In this instance, my advice is that the Bat Survey Report, and in particular its conclusions and recommendations (Set out in sections 7.3 and 7.4 of the report), is suitable for this purpose. Therefore we should require that all of the avoidance, mitigation and compensation measures set out in Sections 7.3 and 7.4 are implemented.

Please note that an EPS Licence issued by NRW will still be needed to allow this building to be demolished. That licence will be issued subject to a series of conditions, which will include the implementation of the mitigation measures set out in sections 7.3 and 7.4 of the Bat Survey Report, together with any other that NRW require.

Matt

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

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 16 October 2025 09:56
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/0862

Dear Head Of City Services

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

App Number: 25/0862

Address: Jamaica Terminal East Way Road Alexandra Docks Newport South Wales
Proposal: PRIOR NOTIFICATION OF DEMOLITION OF 2NO. WAREHOUSE BUILDINGS

submitted on 13 October 2025.

View details of 25/0862 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0862&data=05%7C02%7CMatthew.Harris%40newport.gov.uk%7Cba0b8b38ca264068013b08de0c91c746%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638962017580125452%7CUnknown%7CTWfPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMCIslIAiOiJXaW4zMlIsIkFOljoITWfPbClslldUljoYfQ%3D%3D%7C0%7C%7C%7C&sdata=7tn6W58xCpopFoYdzS6hMcPFqwmK107CGRlIOF8xD4Y%3D&reserved=0>

Your sincerely
Development Management