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Sent: 02 May 2025 13:59
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Subject: RE: 25/0282 - Cobblers Pitch, Old Roman Road

Thank you Vicky, it is difficult to get a clear view of the property, but looking at 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, I am satisfied that a bat survey is needed in this case. Specifically, the proposed development meets the criterion: '*Conversion, modification, demolition or removal of buildings - if they are: •pre-1960 detached buildings and structures within 200m of woodland and/or water*'.

The property is set on the edge of the countryside, where bats are likely to be present, and if there were a bat roost in the roof then it would inevitably be disturbed by the proposed works.

In the first instance a preliminary survey of bat roost potential should be undertaken. This can take place at any time of year. The outcome of a preliminary roost assessment will include one of the following:-

- an adverse impact upon bats is so unlikely that no further action in relation to bats is necessary, or
- the likelihood of an impact is low, such that precautionary mitigation measures can reduce this likelihood still further, or
- the likelihood of an impact upon bats is high, so further survey are needed in order to establish exactly what the impact would be, or
- the outcome is uncertain due to, for example, lack of access to certain areas of the building, so further survey are needed in order to establish exactly what the impact would be, or
- the impact is certain and can be defined precisely on the basis of the preliminary assessment, such that no further surveys are needed, but a licence issued by NRW would be required to allow works to proceed legally.

If a more detailed survey is required, this can only take place between May and September inclusive.

Therefore I advise that the applicant undertakes a preliminary assessment at the earliest opportunity. However, as we are considering the application during the bat activity survey season, it may be more advantageous for the applicant to omit the preliminary assessment and proceed directly to a full survey.

Matt