

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 09 September 2026 12:06:11 UTC+01:00
To: "Sanders, Francesca (Senior Planning Officer)"
<Francesca.Sanders@newport.gov.uk>
Subject: RE: 26/0645

Hello Francesca,

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. 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. Buildings of this nature with single-skin corrugated metal roofs are generally not suitable for roosting bats, because they lack the correct thermal properties.

Although the buildings are close to the Gwent Levels SSSI, I am satisfied that they are beyond the 12.5m buffer zone we normally require from reens. NRW appear to support this view, subject to implementation of pollution prevention measures, as set out in their response of 8th September.

The Applicant should be reminded 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. I do not object to the biodiversity enhancement measures proposed, including bird nest boxes, but a more appropriate feature in a barn in this location would be a Barn Owl nest box.

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

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Sent: 09 September 2026 11:09

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

Subject: 26/0645

Hi Matt,

Would it be possible to advise if you have any comments in respect of the above?

Thanks

Kind regards

Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

Civic Centre

Godfrey Road

Newport NP20 4UR

Tel/Ffôn 01633 831694

francesca.sanders@newport.gov.uk

I am currently working from home and may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all enquiries by email unless alternative arrangements such as a call via Microsoft Teams are mutually agreed.

Please note I do not work Thursday afternoons.

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