

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 16 January 2026 10:07:40 UTC+00:00
To: "Jones, Jonathan (Student planning officer)" <Jonathan.Jones@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0011

Hello Jonathan 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 suggest that there is a reasonable likelihood of an impact upon roosting bats, therefore any application should be supported by a bat survey to determine if this is the case. Specifically, the 'pre-1960 detached buildings and structures within 200m of woodland and/or water' criterion is met in this case.

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. I would be happy to comment on a report on this assessment in due course.

Matt

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

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 15 January 2026 10:54
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 26/0011

Dear Head Of City Services

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

App Number: 26/0011

Address: 7 Tregarn Road Langstone Newport NP18 2JS

Proposal: PROPOSED DOUBLE STOREY FRONT EXTENSION

submitted on 7 January 2026.

View details of 26/0011 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0011&data=05%7C02%7CMatthew.Harris%40newport.gov.uk%7Cf9e79f2dd9344702829608de54246673%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639040712592371067%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIiIsIlkFOljoitWFpbCIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=irSeN9i1Pt3Lr2VSw8lxxTbZgQP%2Bu5XCQu%2FPdrpLjgc%3D&reserved=0>

Your sincerely
Development Management