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

Sent: 20 July 2026 10:47

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0456

Hello Vicky,

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 in this instance, the property is close to Beechwood Park where bats are likely to be prevalent, and we know that bats prefer to roost close to areas where they can forage for food. The building itself appears to be in some disrepair, and potential access points for bats are visible on Google StreetView, so I am satisfied that the property has bat roost potential. Finally, the nature of the work proposed makes it inevitable that a bat roost would be disturbed, if one were present.

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.

As the garden is very small I do not see that asking for a full Preliminary Ecological Appraisal is justified, as the impacts on biodiversity are likely to be correspondingly small. However 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.

The GI Statement is not adequate in that it does not describe the current GI resource on site and then propose measures to result in a net benefit for green infrastructure. Therefore I do not advise that we accept the GI Statement in its current format.

Matt