From:	Harris, Matthew (Ecology Officer)
To:	Sanders, Francesca (Senior Planning Officer)
Subject:	RE: 25/0344
Date:	18 June 2025 11:47:52

Hello Francesca,

I agree with section 6.5 of the Planning Statement in that the proposal is acceptable in ecology and biodiversity terms.

I have also 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. Specifically in this instance, this is a single-storey building which lacks the features we would normally associate with access to the roof structure for bats, and the site is in a built-up area a long way from any suitable foraging or commuting habitat. However we can never totally rule out the potential presence of bats so we should attach our bat advisory note as below if consent is granted.

We should also attach our normal planning condition requiring a biodiversity enhancement scheme as part of this development.

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 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 in a fine and/or imprisonment.

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: 18 June 2025 09:44
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>; Holland, James (Principal Environmental Health Officer - Environmental Protection) <James.Holland@newport.gov.uk>; Manning, Steve (Senior Scientific Officer) <Steve.Manning@newport.gov.uk>
Subject: 25/0344

Hi All,

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

Thanks

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
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Please Note: 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.

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.

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