

Ein cyf/Our ref: CAS-281695-N5X9
Eich cyf/Your ref: 25/0398

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 04 June 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 22/0636 CONSTRUCTION OF SIDE AND REAR EXTENSIONS AND CONVERSION OF STORAGE AREAS TO HABITABLE ACCOMMODATION INCLUDING RAISING EXISTING EAVES AND ROOF HEIGHTS AND NEW FENESTRATION TO CREATE 2NO. ANNEXES TO MAIN DWELLING. AMENDMENTS INCLUDE REDUCTION IN SIZE OF SOUTH WEST ANNEXE

LLEOLIAD/LOCATION: CROSS FARM, FARM HOUSE, HENTON FARM ROAD, GOLDCLIFF, NEWPORT, NP18 2AT

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 29 May 2025.

We have no objection to the application as submitted and provide the following advice.

The application is specifically to amend the size of the development approved under planning permission 22/0636. We have no objection to the proposed variation. However, as you are aware, when we were consulted on the original planning application we responded with concerns (our letter dated 22 November 2023, reference: CAS-242385-N4B0). To overcome our concerns, we requested a condition was imposed in relation to the production of a Construction Environmental Management Plan. We also requested the Bat Survey be included within the condition identifying approved plans and documents on the decision notice. We also requested an informative be attached to the planning permission in respect of an European protected species licence. We therefore advise the condition, document, and informative should continue to be imposed, should your Authority be minded to grant permission for this variation.

Other Matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Sarah Lund

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.