

Ein cyf/Our Ref: CAS-292464-Z1M2
Eich cyf/Your Ref: CONNEX/25/0546

Grant Hawkins
Newport City Council
Regeneration, Investment & Housing
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 18 November 2025

Annwyl Mr Hawkins/Dear Mr Hawkins

BWRIAD/PROPOSAL: DEMOLITION OF SIDE EXTENSION AND PROPOSED RAISING OF RIDGE HEIGHT, REAR DORMERS, TWO-STOREY SIDE AND REAR EXTENSION AND FRONT PORCH.

LLEOLIAD/LOCATION: WYNOT LOWER ROAD, LLANDEVAUD, NEWPORT, NP18 2AE.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 6 November 2025.

We have concerns about the above proposal and advise that further information is submitted in support of the application to assess the impacts of the proposal on bats, as European Protected Species. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

European Protected Species – Bats

We have reviewed the following report submitted in support of the application:

- Bat Scoping Survey: Wynot Bungalow, Lower Road, Llandeud, Newport, NP18 2AE, Version V1.0, prepared by Ecological Services Ltd, dated October 2025.

We note that the submitted report has identified that no droppings or evidence of bats was discovered on any internal or external features. However, section 8.7 of the survey advises that further survey work is required in the form of two activity surveys are recommended. We concur with this advice.

We advise that the additional survey work recommended in the report is undertaken and results submitted prior to determination of the application. Surveys should be undertaken in accordance with published best practice. If evidence of bat use is found, suitable avoidance, mitigation or compensation measures should also be provided as appropriate to the species and their use of the site.

Based on the application, as submitted, we are unable to provide your Authority with any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

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

Andrew Hurst

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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.