

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 04 September 2026 11:08
To: Hawkins, Grant (Principal Planning Officer) <Grant.Hawkins@newport.gov.uk>
Subject: RE: 26/0586

Hello Grant, in relation to condition 16 which relates to external lighting, the concern is that light spillage associated with this development could cause disturbance to nocturnal species such as bats and dormice, if that artificial light falls upon trees and other vegetation.

In this instance I note that the pole-mounted luminaires are a flat, LED type, and in some instances fitted with back louvres to ensure full cut-off. Therefore I am satisfied that the luminaires have been chosen to minimise light spillage.

Normally I would ask that any light spillage is kept below 1.0 lux, or existing background illumination, whichever is greater. In this instance I see that the Proposed External Lighting Layout include lux contours showing the projected extent of 1.0 lux illumination. This will avoid much of the existing vegetation around the periphery of the development site, noting that the Landscape Masterplan C11 dated April 2024 from application 25/0711 illustrates newly planted trees to the north and west, which will not support roosting bats or dormice for several years.

The large oak tree which is retained on site is referred to in the EclA report for the original 20/0039 application which states '*The large mature oak tree on site has moderate roosting potential with further potentially covered features that could offer further roost potential.*', and '*However, an increase of lighting to the site and particularly the oak tree could cause indirect impacts to potential roosts within the Site and adjacent areas to the Site.*'. Looking at the lux contours there is the potential for some incursion of 1.0 lux around the edges of the tree canopy, but on the whole I am satisfied that in broader terms this tree will not be subject to a greatly increased artificial light illumination compared to the existing situation.

Therefore I have no objection to the partial discharge of condition 16 of 25/0711. I have no comment on the discharge of the other conditions.

Matt Harris