

Aldous, Catherine (Senior Planning Officer)

From: Harris, Matthew (Ecology Officer)
Sent: 19 May 2026 10:47
To: Aldous, Catherine (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 26/0352

Hello Catherine,

This application is supported by a bat survey report V2.0 dated November 2025, and in general I agree with the methodology and conclusions of that report.

Three different bat species were detected using this building as a roost, and therefore in accordance with the NRW Approach to Bats and Planning Good Practice Guide 2015, this roost does not constitute a 'Low Risk Case'. Therefore we must consult Natural Resources Wales on this application.

I would be happy to provide further advice in relation to bats when we receive NRW's consultation response, but in the meantime the mitigation proposed in the Bat Survey Report is not adequate in my opinion. It may be the case that NRW require further detail on how impacts on bats will be mitigated, how roost loss will be compensated for, and how an overall net benefit for bats can be demonstrated.

The Green Infrastructure Statement is adequate, but should subsequently be amended to incorporate any compensation and enhancement measures for bats that NRW may require.

Some vegetation clearance is proposed, and some of the potential access features on the building that the Bat Survey has identified may well be of use for nesting birds. Therefore we should use an advisory note to remind the Applicant 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.

Matt

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 12 May 2026 12:55
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 26/0352

Dear Head Of City Services

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 26/0352

Address: Plough House Druidstone Road Old St Mellons Cardiff CF3 6XD

Proposal: REPLACEMENT DWELLING IN THE COUNTRYSIDE COMPRISING A HIGH QUALITY, LOW CARBON HOME WITH ASSOCIATED LANDSCAPING

submitted on 6 May 2026.

View details of 26/0352 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0352&data=05%7C02%7CCatherine.Aldous%40newport.gov.uk%7C19669a7f253e45f5561908deb58b98c8%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639147808327675211%7CUnknown>

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Your sincerely
Development Management