

Webster, Ben (Planning Officer)

From: Harris, Matthew (Ecology Officer)
Sent: 27 May 2026 12:39
To: Webster, Ben (Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 26/0321

Hello Ben,

This application is supported by a Bat Activity Survey Report dated November 2025 version 1VA, which advises that bats were detected roosting in this property.

In accordance with the NRW Approach to Bats and Planning Good Practice Guide 2015, this roost constitutes a 'Low Risk Case', and so the standing advice is that we do not need to consult NRW on this application. This is with the proviso that the recommendations of the Bat Activity Survey Report are implemented.

In this instance, my advice is that the Bat Activity Survey Report, and in particular its mitigation, compensation, enhancements, recommendations and Method Statement (Sections 9, 10 and 11), is suitable for this purpose. Therefore we should use a planning condition to require that all of the measures set out in Sections 9, 10 and 11 are implemented.

Please note that an EPS Licence issued by NRW will still be needed to allow this building to be modified. That licence will be issued (following grant of planning consent, if planning consent is granted) subject to a series of conditions, which will include the implementation of the mitigation measures set out in sections 9, 10 and 11 of the Bat Activity Survey Report, together with any other that NRW require.

Matt Harris
Ecology Officer

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

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 01 May 2026 10:45
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 26/0321

Dear Head Of City Services

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

App Number: 26/0321
Address: Mandwa Station Road Llanwern Newport South Wales
Proposal: DOUBLE STOREY SIDE EXTENSION, DEMOLITION OF SIDE CONSERVATORY AND INSTALLATION OF BIFOLD DOORS

submitted on 25 April 2026.

View details of 26/0321 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0321&data=05%7C02%7CBen.Webster%40newport.gov.uk%7Ceb1fcf9a0bd749c80ceb08debbe4874e%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639154787347459392%7CUnknown%7CTWfPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOLjoiTWfPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=LYsk2uLf24aANpCpuOAs%2Fjli2TPtV6PYfVF6Mf%2BwCX4%3D&reserved=0>

Your sincerely
Development Management