

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 17 September 2026 16:33:17 UTC+01:00
To: "Sanders, Francesca (Senior Planning Officer)"
<Francesca.Sanders@newport.gov.uk>
Subject: RE: Planning Re-Consultation Request for case ref: 26/0595

Hello Francesca,

I have considered this application in relation to section 7.0, Figure 4 - 'Checklist for protected/priority Species Surveys' set out in the Wildlife and Development SPG, which sets out the criteria we use for deciding when a bat survey is needed. The nature and location of these buildings and the works proposed to them do not suggest that there is a reasonable likelihood of an impact upon roosting bats, so I would not ask for a bat survey on this occasion. Instead, we should attach an advisory note alerting the applicant to the fact that there is a low risk that bats may be present and advising them of what to do if bats are found during works.

I support the proposed tree planting and installation of an owl nest box, however the south elevation of the building is not an appropriate location for a bird nest box. This is because the prevailing winds from the south and west are more likely to blow rain into the entrance hole of the nest box, compared to if it were placed on the north or east elevation. Therefore when we require biodiversity enhancement measures by planning condition, the Applicant should be advised to place the box on the northern gable end of the new building.

In relation to the line of trees behind the existing building to the west, i support the comments made by our Arboriculture Officer in respect of protection of those trees and their replacement if removed.

Matt

Bat Advisory Note

Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228

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

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 16 September 2026 15:07

To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>

Subject: Planning Re-Consultation Request for case ref: 26/0595

Dear Head Of City Services

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

App Number: 26/0595

Address: Yew Tree Cottage Hendrew Lane Llandevaud Newport NP18 2AB

Proposal: DEMOLITION OF EXISTING STABLE BUILDINGS AND ERECTION OF A REPLACEMENT STABLE BLOCK WITH RECONFIGURED EQUESTRIAN ACCOMMODATION

submitted on 31 July 2026.

View details of 26/0595 at Newport Council - Planning Online:

<https://publicaccess.newport.gov.uk/online-applications/plan/26/0595>

Your sincerely

Development Management