

Ein cyf/Our ref: CAS-318643-T1N3
Eich cyf/Your ref: 26/0691

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 17 September 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: S73 APPLICATION TO VARY THE TIME LIMIT FOR THE COMMENCEMENT OF DEVELOPMENT IN RELATION TO 20/0911 GROUND FLOOR AND LOWER GROUND FLOOR EXTENSION WITH LOFT CONVERSION AND THE ADDITION OF 2NO. DORMERS AND RECONFIGURED ENTRANCE (RESUBMISSION)

Lleoliad/Location: 577 Caerleon Road, Newport, NP19 7NA

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 09 September 2026.

We have **no objection** to the proposed development as submitted and provide the following advice.

Protected sites

We note the application is specifically to vary the time limit for the commencement of development of permission 20/0911. We have no objection to the proposed variation. However, as you are aware, when we were consulted on the Habitats Regulations Assessment (HRA), dated October 2021, which accompanied application 20/0911, we agreed that the conditions identified therein were required to avoid adverse effects on the site integrity of River Usk Special Area of Conservation (SAC).

If, as the Competent Authority, you conclude that an updated HRA is not required, we advise that the conditions continue to be imposed should you authority be minded to grant permission for this variation.

Please, however, consult us on any updated HRA/Appropriate Assessment required to satisfy yourselves that this S73 application will not result in a significant effect on the SAC.

Protected species

We note that no updated Bat Survey has been submitted in support of this application. Application 20/0911 was supported by Building Inspection and Activity Survey for Bats and Breeding Birds, by Wydean Ecology Ltd, Draft 2, dated 27 August 2020) which identified that bats were present at the application site. The bat activity surveys which informed the survey were conducted in 2020.

The validity of bat surveys is generally considered to expire after two years from the date of the survey. We therefore advise that you consult your in-house ecologist to determine whether updated bat survey/ inspection of the building under application is required in order to establish any change in bat use.

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.

Advice for the developer

Foul drainage

To discharge foul effluent into the River Usk SAC you will need to apply for a bespoke discharge permit from NRW.

Further details on applying for a permit can be found [here](#). You are advised to contact NRW for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application advice service can be found [here](#).

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. Applicants are encouraged to ensure they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs [website](#), which provides further information.

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Claire McCorkindale

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning

Cyfoeth Naturiol Cymru/Natural Resources Wales

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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.