

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 01 July 2025 15:09:10 UTC+01:00
To: "Sanders, Francesca (Senior Planning Officer)"
<Francesca.Sanders@newport.gov.uk>
Subject: RE: 25/0398

Yes that's fine Fran, no further objections from me.

Matt

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 01 July 2025 14:52
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: Fw: 25/0398

Hi Matt,

Please see attached with revised bird box locations.

Kind regards

Francesca Sanders

From: James griffiths <Griffithsdesign@outlook.com>
Sent: Tuesday, July 1, 2025 2:31 pm
To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Subject: RE: 25/0398

Afternoon,

Here we go.

Congratulations! Very existing times. Hope all goes well.

Regards,

James Griffiths BSc (Hons) ACIAT
Director

Griffiths Design Limited
07969446621

From: Sanders, Francesca (Senior Planning Officer)
Sent: 01 July 2025 14:07

To: James griffiths <griffithsdesign@outlook.com>

Subject: Fw: 25/0398

Hi James,

Please see below, are you able to move the bird boxes on the drawing today? If so I can get this to the delegated panel tomorrow before I go on maternity leave at the end of this week.

Thanks

Kind regards

Francesca Sanders

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

Sent: Tuesday, July 1, 2025 12:25 pm

To: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>

Subject: RE: 25/0398

Hello Francesca,

I note in their consultation response of 4th June 2025 that NRW have not raised an objection to this application due to the age of the bat survey, which was conducted in 2022, so on that basis we should not refuse the present s73 application.

NRW have asked that the 'Dear CPO' advisory from 2018 be added to any consent, and they advised on 09/01/2023 in relation to 22/0636:

'We may wish to discuss minor aspects of the proposed mitigation with the applicant in more detail at the EPS licence application stage. Please note that any changes to plans between planning consent and the EPS licence application may affect the outcome of the licence application.'

The Applicant should therefore be made aware that at the EPS licensing stage NRW may ask that surveys are repeated and/or that mitigation details are amended in order to ensure no detriment to the maintenance of the favourable conservation status of the bat species present.

Any development should seek to secure biodiversity enhancement or net benefit for biodiversity. For the avoidance of doubt, any measures to provide habitat for bats, including bat roosting boxes, should be **in addition** to those required to mitigate or compensate for impacts upon bats arising from the proposed scheme. In other words, we should be seeking net benefit for bats over and above those measures required to counteract any likely adverse impact identified. We should use our normal planning condition to secure the submission and implementation of a biodiversity net benefit scheme which is separate to any method statement required to secure an EPS licence,

In this context, Drawing (PP) 03 Rev I, Existing and proposed site block plans, shows a 'bird box' on the southeast elevation of the buildings. Normally, we would not put a bird box on any southern elevation as the prevailing winds would be more likely to blow rain into the nest box hole, and insolation may make it too hot inside the box. It is for this reason that we normally put bird boxes on north-facing elevations. Secondly, I see that 'Vivara Seville 32mm woodstone Nest box and 1SP Schwegler Sparrow Terrace' are proposed. I do not disagree with these choices, but in a rural location on farm buildings, there is an opportunity to provide nest boxes for Owls, which are more likely to be prevalent in areas such as this. Therefore I suggest reviewing the location of the Sparrow Terrace, and swapping the Vivara Seville nestbox for a Barn Owl or Tawny Owl nestbox, on a suitable location on the farm buildings.

Matt

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: 01 July 2025 10:31
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: 25/0398

Hi Matt,

Would it be possible to advise if you have any comments to make in respect of the above?

Thanks

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council
Civic Centre
Godfrey Road
Newport NP20 4UR
Tel/Ffôn 01633 831694
francesca.sanders@newport.gov.uk

Please Note: I am currently working from home and may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all enquiries by email unless alternative arrangements such as a call via Microsoft Teams are mutually agreed.

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