

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

Sent: 11 June 2025 17:54

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: RE: 25/0383 - Chapel Farm Chapel Lane Llandeud

Hello Vicky, I have considered the Bat Survey report Version 4.0 dated August 2024, and note that a bat was detected roosting in one of the buildings. As NRW have pointed out in their consultation response of 4th June 2025, in accordance with the NRW Approach to Bats and Planning Good Practice Guide 2015, this roost constitutes a 'Low Risk Case'. Therefore the standing advice is that we can assume NRW would be likely to grant an EPS licence, with the proviso that the recommendations of the Bat Survey Report are implemented.

In this instance, my advice is that the Bat Survey Report, and in particular its Proposed Mitigation & Enhancements (Section 10.0), is suitable for this purpose. Therefore we should require that all of the avoidance, mitigation, compensation and enhancement measures set out in Section 10.0 are implemented, and this should be secured by planning condition.

Please note that an EPS Licence issued by NRW will still be needed to allow this building to be demolished. That licence will be issued subject to a series of conditions, which will include the implementation of the mitigation measures set out in Section 10.0 of the Bat Survey Report, together with any other that NRW require.

The applicant should be reminded that birds may be nesting in these buildings, and they should 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