

Aldous, Catherine (Senior Planning Officer)

From: Harris, Matthew (Ecology Officer)
Sent: 19 May 2026 15:30
To: Aldous, Catherine (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 26/0352

Ok thanks Catherine, in that case my previous advice stands and we should ask for a bat mitigation method statement by planning condition.

Matt

From: Aldous, Catherine (Senior Planning Officer) <Catherine.Aldous@newport.gov.uk>
Sent: 19 May 2026 15:12
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0352

Thanks Matt. I've gone back to NRW on this point and they have updated their response – see attached. Also commented as follows:

Sorry for any confusion there. I did pick up on the number of species found and consulted our specialists on this basis. They were happy to treat it as a lower risk case. Although I appreciate the wording of my letter confuses things, so I have therefore re-worded and removed reference to the low risk guidance etc.

Please see attached amended response. I'd be grateful if you could remove the previous letter and use this instead.

Kind Regards,
Catherine

Catherine Aldous
Senior Planning Officer – Uwch Sywddog Cynllunio
Regeneration and Economic Development – Adfywio a Datblygu Economaidd

Newport City Council / Cyngor Dinas Casnewydd
Civic Centre
Godfrey Road
Newport NP20 4UR
01633 831701
catherine.aldous@newport.gov.uk

Please note my full working days are Monday, Tuesday and Wednesday. I work limited hours on a Thursday and Friday and my inbox is not monitored on these days.

NEWIDIADAU I'R FFIOEDD AR GYFER CEISIADAU CYNLLUNIO A CHEISIADAU CYSYLLTIEDIG - 01 RHAGFYR 2025 / CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. **Bydd y ffioedd newydd yn daladwy ar gyfer ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025.**

Cyhoeddwyd y **Ddogfen Ffioedd** ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: [Ffioedd ceisiadau cynllunio | LLYW.CYMRU](#)

Please note that the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025 ("the 2025 Fee Regulations") were approved by the Senedd and came into force on the 20th October 2025.

The new fees will be payable for planning applications, amendments, deemed applications, and site visits in Wales from 01st December 2025.

The **Fee Document** has been published on the Welsh Government website, and it can be accessed on the following link: [Planning application fees | GOV.WALES](#)



Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio.

This email cannot and does not make or imply any commitment on behalf of Newport City Council to a particular decision on any future application for planning permission or any other planning matter.

Wrth gyflwyno dogfennau dros ebost sy'n fawr neu'r rheiny a all gynnwys macros, megis ffeiliau Excel, argymhellir i'r anfonwr gysylltu â'r swyddog achos i sicrhau fod y ffeil wedi'i dderbyn ac heb gael ei flocio gan systemau diogelwch TG awtomataidd y Cyngor.

When submitting by email documents that are large or those that may contain macros, such as Excel type files, it is advised that the sender should check separately with the case officer that the file has been received and not blocked by the Council's automated IT security systems.

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

Sent: 19 May 2026 11:47

To: Aldous, Catherine (Senior Planning Officer) <Catherine.Aldous@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0352

Thanks Catherine, I disagree with NRW's comments of 14th May as they contradict their own standing advice. Section 2.1 of the guidance document they refer to clearly states that 'A lower risk case is one where a bat report confirms that bats are present, but NONE of the following apply...' and this section goes on to include 'Any proposal involving roost sites for 3 or more different bat species.', in that list. In this instance, the building has been shown to support roosts of three bat species, namely Common Pipistrelle, Soprano Pipistrelle and Brown Long-eared Bats.

Nevertheless, if we assume for now that this is a low-risk case, then the same guidance advises 'NRW considers that development in lower risk cases is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range, provided the recommendations of a suitable bat

report are implemented. Such recommendations should be described in a method statement that is secured through planning conditions and/or a Section 106 agreement.’. Therefore we should use a planning condition to secure the submission and implementation of a bat mitigation method statement, if consent were granted.

Matt

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

From: Aldous, Catherine (Senior Planning Officer) <Catherine.Aldous@newport.gov.uk>

Sent: 19 May 2026 11:16

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

Subject: RE: Planning Consultation Request for case ref: 26/0352

Thanks for your comments Matt. NRW have been consulted on this have returned their response, apologies it was not uploaded to the file - see attached.

Please can you let me know if you have any updated comments? Thanks

Kind Regards,
Catherine

Catherine Aldous
Senior Planning Officer – Uwch Sywddog Cynllunio Regeneration and Economic Development – Adfywio a Datblygu Economaidd

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CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

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Cyhoeddwyd y Ddogfen Ffioedd ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: Ffioedd ceisiadau cynllunio | LLYW.CYMRU

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

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

Sent: 19 May 2026 10:47

To: Aldous, Catherine (Senior Planning Officer) <Catherine.Aldous@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0352

Hello Catherine,

This application is supported by a bat survey report V2.0 dated November 2025, and in general I agree with the methodology and conclusions of that report.

Three different bat species were detected using this building as a roost, and therefore in accordance with the NRW Approach to Bats and Planning Good Practice Guide 2015, this roost does not constitute a 'Low Risk Case'. Therefore we must consult Natural Resources Wales on this application.

I would be happy to provide further advice in relation to bats when we receive NRW's consultation response, but in the meantime the mitigation proposed in the Bat Survey Report is not adequate in my opinion. It may be the case that NRW require further detail on how impacts on bats will be mitigated, how roost loss will be compensated for, and how an overall net benefit for bats can be demonstrated.

The Green Infrastructure Statement is adequate, but should subsequently be amended to incorporate any compensation and enhancement measures for bats that NRW may require.

Some vegetation clearance is proposed, and some of the potential access features on the building that the Bat Survey has identified may well be of use for nesting birds. Therefore we should use an advisory note to remind the Applicant to 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

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

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

Sent: 12 May 2026 12:55

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

Subject: Planning Consultation Request for case ref: 26/0352

Dear Head Of City Services

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

App Number: 26/0352

Address: Plough House Druidstone Road Old St Mellons Cardiff CF3 6XD

Proposal: REPLACEMENT DWELLING IN THE COUNTRYSIDE COMPRISING A HIGH QUALITY, LOW CARBON HOME WITH ASSOCIATED LANDSCAPING

submitted on 6 May 2026.

View details of 26/0352 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0352&data=05%7C02%7CMatthew.Harris%40newport.gov.uk%7Cfb44e185dfd64d2b33d808deb58fa90e%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639147826097532629%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiilwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFrpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=pNXbdHD1XFQldBq2g2hPyVva%2FTz5GwOhx13A%2By5fLXQ%3D&reserved=0>

Your sincerely
Development Management