



**Cyfoeth  
Naturiol  
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Ein cyf/Our ref: M4 CaN Protected  
species  
Eich cyf/Your ref:  
:APP/E6840/V/17/3166811  
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Mr Rhys Rigby  
Major Casework and Chart Casework Officer  
The Planning Inspectorate  
Crown Buildings  
Cardiff  
CF10 3NQ  
By email: [wales@pins.gsi.gov.uk](mailto:wales@pins.gsi.gov.uk)

19 June 2017

Dear Mr Rigby

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 –  
SECTION 12  
APPLICATION BY: WELSH MINISTERS  
SITE: WOODLAND HOUSE (KNOWN LOCALLY AS THE MAGOR VICARAGE),  
NEWPORT ROAD, MAGOR, MONMOUTHSHIRE, NP26 3BZ**

You wrote to Natural Resources Wales (NRW) on the 23 January 2017 seeking the views of NRW with respect to the above called-in listed building consent application (your reference APP/E6840/V/17/3166811).

NRW responded in a letter of 6 March 2017, giving our views with respect to the above listed buildings consent application and bats.

Following the 6 March letter, NRW had a meeting with Richard Green and Allan Pitt on the 23 March 2017 to discuss the detail of additional bat survey.

NRW received, on 16 June 2017, a survey report detailing the results of the additional bat surveys. We are also aware that WG have submitted the report to the Public Inquiry as Inquiry document ID081. Following receipt, we can therefore update you as follows:

- Following further periods of survey at an appropriate time of year (in June 2017), NRW considers that the level of survey effort is adequate to enable an assessment of the demolition of Woodland House and its outbuildings on bats.

- We note that the results indicate that Woodland House supports a day roost of pipistrelle bats and that the stable block is used as a day roost by small numbers of lesser horseshoe bat.
- During our discussions with WG on the 23 March, a number of mitigation/compensation proposals were discussed, including the possibility of provision of new bat roosting opportunities on the proposed replacement allotment site in Magor.
- NRW considers that, provided appropriate mitigation/compensation proposals are secured proportionate to the impact, we would have no objection to the demolition of Woodland House and its outbuildings.
- We therefore recommend that should you be minded to grant permission to enable demolition of Woodland House and outbuildings, that demolition should only be granted subject to the application of appropriate planning obligation(s) and/or conditions to deliver:
  - Appropriate and sufficient mitigation/compensation for the loss of these roosts, secured and delivered in advance of the loss of the existing roost sites. We would advise a structure to the south of the existing and proposed M4 (ie on the same side of the M4 as Woodland House);
  - long-term management, maintenance and monitoring of the structure(s) built to compensate for the loss of the roost site for lesser horseshoe bats and any associated planting.

Finally, we advise that the applicant would need to apply for and be in possession of a European Protected Species licence granted by NRW prior to demolishing any of the buildings associated with the application supporting bat roosts. Whereas NRW is not able to predetermine the outcome of a European Protected Species licence, it is possible to state that, on the basis of the information provided by Welsh Government and the measures identified above being satisfied, it is not considered unlikely that an application for such a licence would be granted.

Yours sincerely



**Jessica Poole**  
**NRW M4 Coordinator**  
**SE Operations**

cc **Joanna Vincent, Programme Officer**  
**Martin Bates, WG Project Director**  
**Peter Ireland, Keith Jones, Jon Davies, Richard Green, Allan Pitt, Design Joint Venture**  
**Jane Garner, NRW**