



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: **CAS-38633-N7B2**
Eich cyf/Your ref: **2017/00746/RES**

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The Vale of Glamorgan Council
Development Control
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25 September 2017

Annwyl Syr/Madam / Dear Sir/Madam,

APPROVAL OF ALL MATTERS RESERVED INCLUDING APPEARANCE, LANDSCAPING, LAYOUT AND SCALE AND THE SUBSEQUENT DISCHARGE OF PLANNING CONDITIONS 2 (RESERVED MATTERS), 6 (DRAINAGE), 10 (TREE PROTECTION), 12 (SLAB LEVELS), 16 (NOISE ASSESSMENT) ATTACHED TO THE OUTLINE PERMISSION (REF: 2015/00392/OUT) AT LAND OFF CARDIFF ROAD/CROSS COMMON ROAD, DINAS POWYS.

Thank you for consulting us on the above application, which we received on the 25 August and additional information on the 12 of September 2017.

We have significant concerns with the application as submitted in relation to dormice, a European Protected Species. We recommend that you should only approve the reserved matters if the scheme can meet the following requirement. We would object if the scheme does not meet this requirement.

Requirement: Further information (revised Landscape Proposals drawings) is required to demonstrate that the proposal will not be detrimental to the maintenance of the favourable conservation status of Dormice a European Protected Species.

Further details are given below.

We have reviewed the following documents submitted in support of the reserved matters application:

- 'Ecological Design Strategy' Issue 1A by Celtic Ecology, dated August 2017.
- 'Dormouse Licence Method Statement' Issue 1A by Celtic Ecology, dated September 2017.
- Technical Note 'Response to LPA's Ecology comments' by Celtic Ecology, dated 8 September 2017.
- Letter from Celtic Ecology to Mr Rennie at Vale of Glamorgan Council, dated 30 November 2015.
- 'Ecological Mitigation Strategy' Revision C, by Celtic Ecology, dated January 2016.
- 'Bat Tree Assessment and Survey' by TerrAqua Ecological Services, dated July 2017.
- Drawing Number 994/PA/01C 'Tree Constraints and Landscape Proposals' Revision C, dated 19 May 2017.
- Drawing Number 994/PA/02C 'Tree Constraints and Landscape Proposals' Revision C, dated 19 May 2017.

We note that condition 5 of the outline planning permission states that the development shall be carried out in accordance with the 'Ecological Mitigation Strategy Revision C'. However, there are inconsistencies between this document and the Landscape Proposals drawings and Draft Dormouse Licence Method Statement which have been submitted in support of this reserved matters application, as follows;

- Section 3.5.2 of the Ecological Mitigation Strategy indicates that a 3m wide buffer strip will be provided between the retained hedgerows and the new development and that this will be planted with native shrubs. However, the above Landscape Proposals drawings do not include this planting alongside retained hedgerows, instead showing it to support wildflower communal areas. This buffer planting is within the draft Dormouse Licence Method statement and proposed to provide 0.12ha of replacement dormouse habitat.
- We note that the proposed area of new woodland planting illustrated in blue on the 'Mitigation Strategy Overview Plan' in Appendix B of the Ecological Mitigation Strategy Revision C is also not shown on the Landscape Proposals drawings.
- Further to this, we note that the extent of new planting in this area appears to be reduced in the draft dormouse licence method statement. The draft dormouse licence method statement also proposes that a c.0.1ha wildlife corridor in the centre of the site will provide replacement dormouse habitat. However, in contrast we understand from the Landscape Proposals that this area is public open space that will support only scattered trees and shrubs. We therefore do not consider that this area will provide replacement dormouse habitat within the built development and should not be included in habitat gain calculations. The draft licence method statement therefore indicates a net loss of habitat with 0.475ha lost to 0.32ha gain. Therefore, as well as the proposed improvement to existing woodland habitats, we advise that a more extensive area of new woodland planting as previously indicated in the conditioned Ecological Mitigation Strategy is delivered.

We advise your Authority not to discharge condition 2 (Reserved Matters) of the outline permission until revised Landscape Proposals drawings are submitted that address the above comments and include all the dormouse mitigation planting as set out within the Ecological Mitigation Strategy Revision C.

Further Advice

We note that the Landscape Proposals drawing and the above bat survey report confirm that the trees identified to support bat roosts will be retained and will lie outside of the curtilage of properties. We also note and welcome the measures set out in the Ecological Design Strategy, in addition to those agreed at the time of the outline permission that are intended to ensure great crested newt, otter and bats are conserved during the development.

Other Matters

Our comments above only relate specifically to matters that are included on our checklist Natural Resources Wales and Planning Consultations (March 2015) which is published on our website at this link (<https://naturalresources.wales/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

If you have any further queries, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Lindy Marshall

Ymgynghorydd Cynllunio Datblygu/ Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales