



**Cyfoeth
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Wales**

Ein cyf/Our ref: **SE/2015/118860/01**
Eich cyf/Your ref: **2015/00249/FUL**

Rivers House
St Mellons Business Park
Fortran Road
Cardiff
CF3 0EY

Ebost/Email:
melinda.barratt@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 065 3091

FAO: Mr Steven Rennie

The Vale of Glamorgan Council
Development Control
Docks Office
Subway Road
Barry
CF63 4RT

17 April 2015

Dear Sir/Madam,

DEVELOPMENT OF 79 HOUSES AND ASSOCIATED OPEN SPACE VEHICULAR AND PEDESTRIAN ACCESS LANDSCAPING AND INFRASTRUCTURE, INCLUDING THE DEMOLITION OF 'EMMAVILLE' AT LAND TO THE EAST OF ST. NICHOLAS, VALE OF GLAMORGAN.

Thank you for consulting us on the above application, which we received on the 13 March 2015. We do not object to the application as submitted provided appropriately worded conditions are added to any permission your Authority is minded to grant.

European Protected Species

We have reviewed the Ecology Report entitled 'Land at St Nicholas, Vale of Glamorgan: Ecological Assessment' by Ecology Solutions Ltd dated November 2014. We note that great crested newts were confirmed in ponds approximately 175m east and 340m north-west of the application site forming part of a meta-population in the landscape north of St Nicholas. We further note that the site doesn't support any ponds but does support and is bordered by hedgerows that are likely to facilitate great crested newt dispersal through the largely agricultural landscape, including to other ponds.

Maintaining these links will be vital to maintain connectivity between newt populations in the landscape. Given this, we agree with the recommendations set out in sections 5.7.8 to 5.7.18 of the ecology report and advise that these are taken forward as conditions for any permission you are minded to grant.

Great crested newts and all species of British bats are European Protected Species, legally protected under The Conservation of Habitats and Species Regulations 2010 (as amended). Legal protection relates to the animals themselves and the places they use to rest and breed.

Where a European Protected Species is present and development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range'.

These requirements are translated into planning policy through Planning Policy Wales (PPW) July 2014, section 5.5.11 and 5.5.12, and Technical Advice Note (TAN) 5 , Nature Conservation and Planning (September 2009). The planning authority should take them into account when considering development proposals where a European Protected Species is present.

Further Advice

We note that neither of the two buildings or any of the trees on site were found to support bats and therefore it would appear that bat roosts are unlikely to be affected by the proposals.

We note that your Authority has also consulted us on the Conservation Area Consent for the development under 2015/00283/CAC. We have no comments to make on this consultation and our advice on the development is given in this letter.

Planning Advice Note

Please find our planning advice note attached for further advice on drainage and pollution prevention.

If you have any further queries, please don't hesitate to contact us.

Yours faithfully



Melinda (Lindy) Barratt

Ymgynghorydd Cynllunio Datblygu(2) / Development Planning Advisor (2)
Cyfoeth Naturiol Cymru / Natural Resources Wales