



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: **CAS-32554-J3Z8**

Eich cyf/Your ref:

Rivers House
St Mellons Business Park
Fortran Road
Cardiff
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Ebost/Email:

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Ffôn/Phone: 03000 653 091

FAO: Sam Courtney

LRM Planning
22 Cathedral Road,
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CF11 9LJ

28 April 2017

Annwyl Syr/Madam / Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) ORDER 2016.

PROPOSED ERECTION OF 30 APARTMENTS AT NORTHCLIFFE LODGE, NORTHCLIFFE DRIVE/PAGET PLACE, PENARTH.

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application, plans and other supporting documents on the 6 April 2017.

We have **no objection** to the proposed development in its current form. Please find advice below in respect of European Protected Species and Foul Drainage.

European Protected Species – Bats

We note that the bat report submitted in support of the above application, 'Bat and Reptile Surveys' prepared by David Clements Ecology Ltd dated June 2016, has identified that bats were not using the application site. We note that conclusions and recommendations do not have any comment to make with regards to European Protected Species (EPS). We therefore have no objection to the application as submitted.

We recommend you contact the Local Authority's Ecologist for further advice on the scope of the recommendations including proposed removal of trees on site. Please note should a

period of in excess of 2 years pass between the survey dates and submission of the planning application, we would advise you resurvey.

Further Advice

You should be advised that, in addition to planning permission, it is your responsibility to ensure all other permits/consents relevant to the development are secured.

Please note that the view expressed in this letter is a response to a pre-application enquiry only and does not represent our final view in relation to any future planning application or legal consent made in relation to this site. We reserve the right to change our position. You should seek your own expert advice in relation to technical matters relevant to any planning application before submission.

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

Yn gywir / Yours faithfully

Lindy Barratt

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