

Ein cyf/Our ref: CAS-253980-Y3V2  
Eich cyf/Your ref: 2024/00224/FUL

The Vale of Glamorgan Council  
Docks Office  
Barry Docks  
Barry  
CF63 4RT

Dyddiad/Date: 09 May 2024

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: DEMOLITION OF THE EXISTING DWELLING AND RE-DEVELOPMENT OF THE SITE TO ACCOMMODATE RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS**

**LLEOLIAD/LOCATION: BOLSTON HOUSE, BONVILSTON**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 17 April 2024.

**We have no objection to the proposed development as submitted and provide the following advice.**

We received a statutory pre application consultation notice for this proposal under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2012. We provided a substantive response to that consultation on 29 February 2024. A copy of our response to the statutory pre-application consultation is contained in Appendix 4 of the pre-application consultation report submitted to support the application.

**European Protected Species**

In our statutory pre-application response, we referred the applicant to your Authority's ecologist as, from the information provided in support of the application, there do not appear to be any more recent surveys than 2021 submitted. Based on the 2021 surveys, it would appear that the proposals constitute a lower risk case in relation to bats, as identified in section 2.1 ('Identifying lower risk cases') of the document 'NRW Approach to Bats and Planning - Good Practice Guide October 2015', available at [GPG 3 NRW Approach to Bats and Planning \(naturalresources.wales\)](https://naturalresources.wales/gpg-3-nrw-approach-to-bats-and-planning).

We advise you liaise with your Authority's ecologist to establish the need for, and if appropriate, the scope of any further ecological information/surveys that would need to be submitted to support the application and subsequently inform proposed mitigation.

With regards to a licence, based on the 2021 survey, a European Protected Species licence will be required as the proposals involve the destruction of a known bat roost.

Should you be minded to grant permission for the proposal upon receiving the advice of your ecologist, in line with the 'Dear CPO' letter issued by Welsh Government on 1st March 2018, we request that the following informative is attached to any planning permission granted by your Authority:

**Warning: A European Protected Species (EPS) licence is required for this development.**

This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/ or receive an unlimited fine.

Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorising the specified activity/ development to go ahead. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000, or at [Natural Resources Wales / Apply for a protected species licence](#) .

Please note that any changes to plans between planning consent and the EPS licence application may affect the outcome of the licence application.

**Designated Sites**

The proposed development within 2 kilometres from two Sites of Special Scientific Interest (SSSI) Nant Whitton Woodlands and the Ely Valley. Based on the information submitted, we consider that the proposed development is not likely to damage the features for which these SSSIs are of special interest.

**Other Matters**

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

**Annabelle Evans**

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

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.