

Ein cyf/Our ref: CAS-248627-M3J1  
Eich cyf/Your ref:

Dinas Planning via email

Dyddiad/Date: 29 February 2024

Annwyl Syr/Madam/Dear Sir/Madam,

**STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY  
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012  
AS AMENDED**

**BWRIAD/PROPOSAL: Demolition of the existing dwelling and redevelopment of the  
site to accommodate residential development and associated works**

**LLEOLIAD/LOCATION: Land Bolston House, Bonvilston**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 06 February 2024.

**Based on the information provided, we would have no objection to the proposed  
development and provide the following advice.**

**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.

**European Protected Species**

We are not an identified specialist consultee in accordance with Schedule 4 of the Order. However, we note the Ecological Mitigation and Enhancement Strategy by Celtic Ecology, dated January 2024, submitted in support of the proposal, has identified that the house to be demolished is a known bat roost following surveys in 2021.

Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a 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.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that the local Planning Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on

any bats on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

We recommend that prior to submitting any planning application you contact the Local 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.

We advise that surveys for protected species should be undertaken by suitably qualified, experienced and where necessary, licensed surveyors in accordance with published guidance, where this exists, and best practice

Based in the information submitted to date it is likely that the proposal will require a European protected species (EPS) Licence from NRW.

Further information on the need for a licence can be found at [Natural Resources Wales / Apply for a protected species licence](#).

### **Other Matters**

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

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.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

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

Yn gywir / Yours faithfully

### **Claire McCorkindale**

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

E-bost/E-mail: [southeastplanning@cyfoethnaturiolcymru.gov.uk](mailto:southeastplanning@cyfoethnaturiolcymru.gov.uk)

Ffôn/Phone: 03000 65 3098

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.