

2019/01314/FUL

Received on 16 December 2019

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Picketston, Nr. St Athan

Proposed 1.465MW Ground Mounted Solar PV Development

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SITE AND CONTEXT

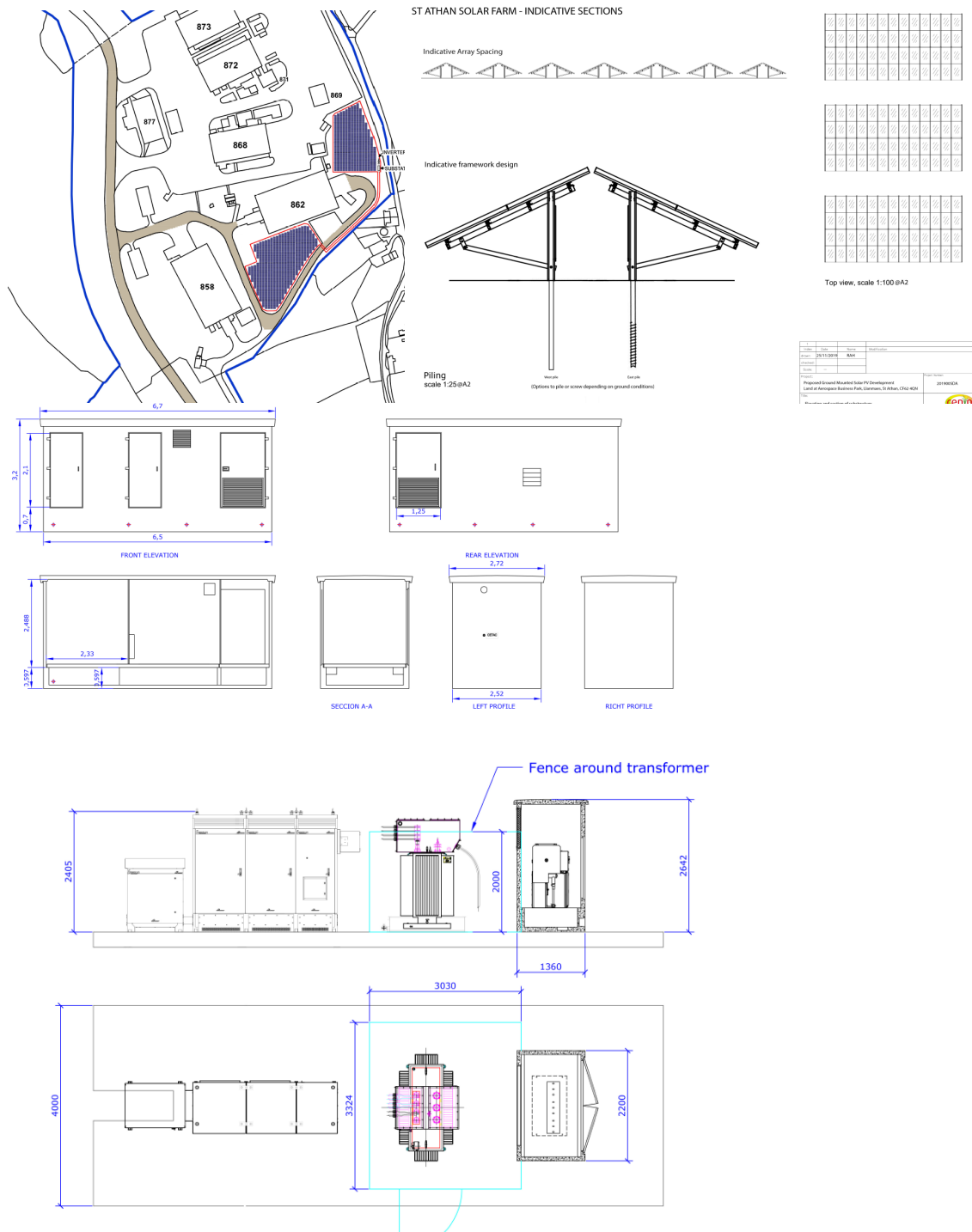
The application site falls outside the Eglwys Brewis Settlement boundary and therefore is located within the countryside. The application site is located within a business park adjacent to plane hangers but is surrounded in the wider context by agricultural land and a small number of residential dwellings.

The application site is located within the St. Athan- Cardiff Airport Enterprise Zone (LDP Policy MG10 refers) and is land allocated for employment under the LDP.



DESCRIPTION OF DEVELOPMENT

The application proposes the erection of a 1.456 MW ground mounted solar PV development on two parcels landscaping parcels adjacent to existing hangers together with associated works.



PLANNING HISTORY

2008/00877/SC2, Address: RAF St. Athan, Proposal: Scoping request - Redevelopment of MoD St. Athan as a Defence Technical Academy (DTA) and Aerospace Business Park (ABP), Decision: EIA (Scoping) - No Further Information Required

2009/00500/OUT, Address: Land at and adjoining MoD St Athan in the Vale of Glamorgan,, Proposal: Development of a Defence Technical College and associated facilities and works, including 483 Service Families' Accommodation dwellings, military external and field training areas, the alteration and reconfiguration of St Athan golf course, a hotel, an energy centre, improved parking and servicing facilities for the existing spar shop on Eglwys Brewis Road, the provision of a new access road and other associated highway works and improvements, including a garage for Rose Cottage, and all associated ancillary building, sports, community, ecological mitigation and enhancement, engineering, landscaping, means of enclosure and other works., Decision: Approved

2009/01228/FUL, Address: Defence Technical Collge and Aerospace Business Park, St. At, Proposal: Construction of 21 no. additional ponds and the erection of 5 no. bat houses, Decision: Approved.

2010/00689/FUL, Address: MOD St. Athan, Proposal: Variation of conditions 3 and 4 of permission 2009/01228/FUL (timing of submission of habitat management plan and monitoring scheme) relating to construction of 21 no. additional ponds and erection of 5 no. bat houses., Decision: Approved.

2010/00707/RES, Address: Defence Technical College : Zone 6 Picketston South, MOD St, Proposal: Reserved Matters submission in accordance with planning permission 2009/00500/OUT for a proposed Defence Technical College (DTC), in respect of Zone 6 (Picketston South) incorporating matters including: - Picketston Sport building and pitches; access; parking facilities; landscaping; sustainability; fencing; and retained trees and hedges (and including submissions for approval of specified details in respect of conditions attached to 2009/00500/OUT relating to the DTC site as a whole), Decision: Finally Disposed.

2010/00901/RES, Address: Defence Technical College : Zone 7 Picketston South, MOD St, Proposal: Reserved Matters submission in accordance with planning permission 2009/00500/OUT for a proposed Defence Technical College (DTC), in respect of Zone 7 (Picketston North) incorporating matters including: - Buildings (MT Workshop; Grounds Maintenance; Waste Compound; Command Task Area Storage; Outdoor Firing Range; Respirator Testing Facility); Access; Parking Facilities; Landscaping; and Sustainability, Decision: Finally Disposed of

CONSULTATIONS

Llanmaes Community Council were consulted on 30 December 2019. A response received on 24 January 2020 confirms no objection to the proposal.

Llantwit Major Ward Members were consulted on 30 December 2019. No response was received at the time of writing this report.

Natural Resources Wales were consulted on 14 February 2020. A response received on 12 March 2020 states that they have significant concerns unless conditions can be imposed relating to land contamination and ground water.

Cardiff Airport were consulted on 14 February 2020. No response was received at the time of writing this report.

CADW Ancient Monuments were consulted on 14 February 2020. No response was received at the time of writing this report.

REPRESENTATIONS

The neighbouring properties were consulted on 30 December 2019 and a site notice was also displayed on 30 December 2019. To date no letters of representation have been received.

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026, which was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:

POLICY SP1 – Delivering the Strategy
POLICY SP5 – Employment Requirements
POLICY SP10 – Built and Natural Environment

Managing Growth Policies:

POLICY MG9 – Employment Allocations
POLICY MG10 – St Athan - Cardiff Airport Enterprise Zone

Managing Development Policies:

POLICY MD2 - Design of New Development
POLICY MD8 – Historic Environment
POLICY MD15 - Protection of Allocated Employment Sites
POLICY MD16 - Protection of Existing Employment Sites and Premises
POLICY MD19 - Low Carbon and Renewable Energy Generation

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 10, 2018) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 5 – Nature Conservation and Planning (2009)
- Technical Advice Note 8 – Renewable Energy (2005)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 24 – The Historic Environment (2017)

Welsh National Marine Plan:

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). The following SPG are of relevance:

- Biodiversity and Development (2018)
- Design in the Landscape
- Renewable Energy (2019)
- Residential and Householder Development (2018)

Other relevant evidence or policy guidance:

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management
- Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in considering applications for listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- Conservation Principles (2011) Cadw
- Managing Change to Listed Buildings in Wales (2017) Cadw
- BS 7913:2013 Guide to the Conservation of Historic Buildings

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Issues

The main issues are considered to be:

- Principle of proposal in this location
- Visual Impact
- Impact on residential amenity
- Highway Impact
- Agricultural Land Quality
- Ecology
- Heritage Impact
- Surface Water Drainage

Principle

As aforementioned, the site falls within the St. Athan - Cardiff Airport Enterprise Zone (LDP Policy MG10 refers) and is land allocated for Class B1, B2 and B8 employment use. The LDP envisaged this part of the EZ for the development of a business park for aviation support services marketed to civilian aviation companies. The supporting text states: "The site is allocated for aerospace related development, and will be expected to meet strategic rather than local needs".

Policy MD9 seeks to ensure adequate supply and choice of employment land. Policy MD15 (Protection of Allocated Employment Sites) is of relevance which states that proposals for non B-Class uses will not be permitted other than minor ancillary uses.

Policy MD16 (Protection of existing employment sites and premises) states that proposals for non B1, B2 and B8 employment uses will only be permitted where:

1. The proposal is for ancillary or sui generis uses that would not singularly or cumulatively lead to a material change in the nature of the employment site; or
2. The existing employment use has unacceptable adverse impacts on amenity or the environment; or
3. Land of equal or better quality is made available for employment uses elsewhere; or
4. It is demonstrated that the site or premises is no longer suitable or viable for employment purposes; and

5. The proposal would not prejudice existing or neighbouring employment uses, have an unacceptable impact on amenity or the environment and would not lead to a material change in the nature of the employment site.

As aforementioned, the site is located within an employment allocation and proposes a non B-Class use. Ordinarily such uses as the one proposed would be considered contrary to the aims of Policy MD15 & MD16. However, the proposed energy generated would serve the adjacent businesses and potentially entice new employment enterprises to the business park. Therefore, it is considered to be ancillary to the main business park. As such the proposal is considered acceptable in respect of MD15 & MD16.

In addition, MD19 (Low Carbon and Renewable Energy Generation) states that proposals for the generation of low carbon and renewable energy will be permitted where it can be demonstrated that there is no unacceptable impact on the interests of:

- Best and most versatile agricultural land;
- Aviation safeguarding;
- Electrical, radio or other communication systems;
- Landscape importance;
- Natural and cultural heritage;
- Nature conservation;
- Residential amenity; and
- Soil conservation.

The supporting text requires the cumulative impacts of renewable energy schemes to be considered and where necessary, proposals should be informed by a landscape and visual impact assessment.

It is noted that Welsh Assembly Government (WAG) Practice Guidance does state that despite their non-reflective design, it is possible that intense direct reflections of the sun ('glint'/specular reflection) or more diffuse reflections of the bright sky around the sun ('glare') by solar PV panels (and their supporting frames) may cause viewer distraction. In addition to increasing the visual impact of a development in the landscape this can potentially impact on air traffic safety.

Given the scale of the proposal it is not considered to result in concerns relating to glare of aircraft safety. Given the scale and form of the proposal, it is not considered likely that the proposal will impact electrical, radio or other communication systems. The proposal is therefore considered to be acceptable in these terms and it is considered that there is no evidence to suggest that the development would represent a hazard to air safety.

Matters relating to impact on residential amenity, soil conservation, impact on nature conservation and impact on natural and cultural heritage are addressed below. However, the conclusion drawn is that these matters would not be prejudiced and therefore the proposal would comply with the aims of Policy MD19. In addition, the proposal would support local and national aims in respect of renewable energy generation) which Policy MD19 favours.

Visual Impact

In addition, MD2 (Design of New Development) requires proposals to be:

- Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest;
- Incorporate sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests;
- Mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use and eventual demolition, and include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change.

The development would be located within a location which is predominantly industrial in its immediate context, and agricultural fields in the wider context. The application is supported by a visual impact assessment which concludes that the majority of views towards the panels would be screened by either boundary landscaping or by the adjacent hangers. There would be some views from two adjacent residential properties, however given that the panels would be located some distance from the boundary and no more than 2.5 metres high, any impact is considered negligible.

The proposal would include a single storey substation and inverter structures varying between 2.6-3.2 metres. These would be finished in a dark green paint finish and would be located close to the eastern edge of the site. Given the scale and finish of these structures, they are not considered to adversely impact the character of the wider area. Notwithstanding this, the boundary is formed by dense landscaping which would limit views from the adjoining adopted highway. Overall, given the limited scale of the site, structures and panels, the proposal is not considered to adversely impact the visual amenity of the wider area.

Furthermore, the proposal is considered to make a contribution to mitigating the causes of climate change reducing the need to generate greenhouse gasses. This is considered to meet the requirements of MD2 and support the wider aims of the Future Wellbeing Act.

Impact on residential amenity

The application site is located close to a number of dwellings, typically the noise/disturbance impacts associated with solar farms when operational are not significant. As such the proposal is not considered to harm the amenity of these neighbouring properties.

Highways impacts

Criterion 3 of Policy MD2 requires proposed development to have no unacceptable impact on the amenity and character of the locality by way of noise, traffic congestion and parking.

The proposed solar panels would require little maintenance and therefore would not generate any significant highway related issues once operational. The main highway impacts associated with the development would likely be during the construction phase. The highway network to the site does not appear to be problematic and the access into the site is from an existing access which serves the business park and has sufficient on site parking to serve the construction phase. As such the proposal is not considered to raise any concerns relating highway safety and parking.

Ecology

Policy MD9 of the LDP is most relevant to biodiversity, it requires new development proposal to conserve and where appropriate enhance biodiversity interests. The Council's Biodiversity and Development SPG (2018) requires new development to provide ecological enhancements to promote biodiversity within the Vale of Glamorgan.

The application has been submitted with an ecology survey which also includes biodiversity enhancements. The survey concludes that there would be no adverse impacts to habitats or sites outside the development area as both construction access and connection of the solar panels to the grid will be done using existing infrastructure.

In terms of on-site impacts, the survey concludes that the hedgerow to the east of the site is of ecological importance in the local area as a potential foraging route for bats, including lesser horseshoe bats, and hibernation site for amphibians, including great crested newts. Whilst no evidence on Great Crested Newts were found and there are no ponds on site, the ecologist has also considered the possibility of newts within the lower value grassland. Although it is suboptimal as terrestrial habitat due to the lack of cover, great crested newts have been encountered hibernating underground in similar areas according to the ecologist who carried out the survey. Therefore to ensure caution, the report has outlined recommendations to address these concerns which has been considered acceptable by NRW. Therefore, subject to condition, the proposal is considered acceptable in respect of ecological impacts.

In addition, the proposal seeks to provide biodiversity enhancements in the form of an artificial hibernation/refuge site. This would be secured by way of condition and would meet the aims of the Biodiversity and Development SPG.

NRW have not objected to the proposal and considered it acceptable subject to conditions relating to land contamination and controlled waters. The proposal is therefore not considered to raise any nature conservation or concerns relating to soil conservation subject to conditions.

As such, subject to condition, there are no ecological concerns with respect to the development and the proposals comply with the requirements of Policies MD9 & MD19 of the Adopted LDP 2011-2026.

Heritage issues

TAN 8 also states (ref. paragraph 3.15) that other than in circumstances where visual impact is critically damaging to a listed building, ancient monument or a conservation area, proposals for appropriately designed solar thermal and PV systems should be supported.

There is a Listed Building/County Treasure (Picketston House, Picketston) located close to the application site. However, the application site would be located approximately 90 metres away and separated by agricultural buildings and the adopted highway. The development is not considered to harm the setting of this Listed Building.

Drainage

LDP Policy MD7 (Environmental Protection) requires development proposals to demonstrate that they will not result in an unacceptable impact on people, residential amenity, property and/or the natural environment from flood risk and its consequences. The policy goes further to state that 'in respect of flood risk, new developments will be expected to avoid unnecessary flood risk and meet the requirements of TAN15.

This site is not located in DAM zones at risk of tidal or fluvial flooding. However, any new developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres as defined by The Flood and Water Management Act 2010 (Schedule 3), require SuDS Approval Body (SAB) approval prior to the commencement of construction. The site will therefore be subject to the SAB process in terms of surface water.

REASON FOR RECOMMENDATION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

Having regard to Policies SP1 (Delivering the Strategy), SP5 (Employment Requirements), SP10 (Built and Natural Environment), MG9 (Employment Allocations), MG10 (St Athan-Cardiff Airport Enterprise Zone), MD1 (Location of New Development), MD2 (Design of New Development) MD8 (Historic Environment), MD15 (Protection of Allocated Employment Sites), MD16 (Protection of Existing Employment Sites and Premises) & MD19 (Low Carbon and Renewable Energy Generation); national guidance contained within Planning Policy Wales (Edition 10) and Technical Advice Notes 5: Nature Conservation and Planning, TAN8: Planning for Renewable Energy, TAN12- Design and TAN24 – The Historic Environment as well as Supplementary Planning Guidance

on Biodiversity and Development, Design in the Landscape, Renewable Energy, Residential and Householder Development, it is considered that the proposal represents an acceptable form of renewable energy development, the benefits of which outweigh any visual impact the proposal will have on the character and appearance of the wider rural landscape area, while also having no unacceptable impacts on highway safety, residential amenity, ecology, potential glare / air traffic safety and impact on agricultural land quality.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

RECOMMENDATION

APPROVE subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

2019005DA Site Location Plan Received on 02 December 2020.
2019005DA Proposed Block Plan Received on 02 December 2020.
2019005DA-11/5-1 Substation Details Received on 02 December 2020.
2019005DA-11/5-2 Inverter Details Received on 02 December 2020.
2019005DA Elevations & Section of Substructure Plan Received on 02 December 2020.
Levan Ecology Ecological Impact Assessment Received on 02 December 2020.
Cenin Renewables Planning Statement Received on 02 December 2020.
Cenin Renewables Visual Impact Statement Received on 02 December 2020.

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. Within 25 years and six months following completion of construction of the development, or within six months of the cessation of electricity generation by the solar photovoltaic facility, or within six months following a permanent cessation of construction works prior to the solar photovoltaic facility coming into operational use, whichever is the sooner, the solar photovoltaic panels, frames, foundations, and all associated structures and fencing hereby approved shall have been dismantled and removed from the site. The developer shall notify the Local Planning Authority in writing no later than five working days following cessation of power production or permanent cessation of construction works. The site shall subsequently be restored in accordance with a scheme, the details of which shall be submitted to and approved in writing by the Local Planning Authority no later than three months following the cessation of power production or within 25 years of the completion of construction, whichever is the sooner.

Reason:

In the interests of visual amenity and to ensure compliance with Policies MD1 & MD2 of the Local Development Plan.

4. The development shall be implemented in accordance with the Levan Ecology Ecological Impact Assessment received on 02 December 2019 and the Ecological Enhancement Measures outlined shall be carried out prior to the beneficial use of the solar facility hereby approved.

Reason:

In the interests of ecology and to ensure compliance with Policies MD2 and MD9 of the Local Development Plan.

5. No construction work or deliveries associated with the development hereby approved shall take place on the site on any Sunday or Bank Holiday or on any other day except between the following hours: Monday to Friday 0800 – 1800, Saturday 0800 – 1300.

Reason:

To safeguard the amenities of local residents, and to ensure compliance with the terms of Policy MD2 of the Local Development Plan.

6. No development shall commence until the following components of a scheme to deal with the risks associated with contamination of the site, has been submitted to and approved in writing by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;

- a conceptual model of the site indicating sources, pathways and receptors;
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reasons:

To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

7. Prior to the occupation or operation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason:

To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation. This is to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and on and offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and

MD7 (Environmental Protection) of the Local Development Plan.

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reasons:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

9. No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Reasons:

Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

10. No external artificial lighting shall be installed during the operation of the site as a solar photovoltaic facility, unless otherwise first agreed in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and biodiversity interests and to ensure compliance with Policy MD1 & MD9 of the Local Development Plan.

NOTE:

1. **New developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres as defined by The Flood and Water Management Act 2010 (Schedule 3), will require SuDS Approval Body (SAB) approval prior to the commencement of construction.**

Further information of the SAB process can be found at our website or by contacting our SAB team: sab@valeofglamorgan.gov.uk

2. **Warning: An European protected species (EPS) Licence may be required for this development if further ecological works uncover Great Crested Newts.**

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 recklessly 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.

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 <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

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) authorizing the specified activity/development to go ahead.

The applicants are advised that all necessary consents / licences must be obtained from Natural Resources Wales (formerly Environment Agency Wales) prior to commencing any site works. The Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP General enquiries: telephone 0300 065 3000 (Mon-Fri, 8am - 6pm).

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.