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St Mellons,  
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ebost/email:  
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25/07/2022

Annwyl Syr/Madam / Dear Sir/Madam,

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

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

Thank you for re-consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 4 July 2022.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following conditions to any planning permission granted:

Condition 1 -Inclusion of the following documents within the condition identifying approved plans and documents on the decision notice:

- Bat Survey, Bolston House, Bonvilston, Vale Of Glamorgan, Issue 1C, Dated 30.05.22, by Celtic Ecology
- Landscape Strategy, Bolston House, LA.1[A], Dated 07 June 2022 by Tir Collective
- Planting Plan, Bolston House, LA.3[A], Dated 07 June 2022 by Tir Collective

Condition 2- Ecology – Lighting plan

Please note, without the inclusion of these conditions we would object to this planning application. Further details are provided below.

### **European Protected Species -Bats**

We welcome the submission of the following updated documents:

- Bat Survey, Bolston House, Bonvilston, Vale Of Glamorgan, Issue 1C, Dated 30.05.22, by Celtic Ecology
- Landscape Strategy, Bolston House, LA.1[A], Dated 07 June 2022 by Tir Collective
- Planting Plan, Bolston House, LA.3[A], Dated 07 June 2022 by Tir Collective

We note from the updated Bat Survey report that the planned landscaping around the bat house has been modified to avoid shading of the bat house roof. In view of this revised information, we consider that there should not be a detriment to the maintenance of the favourable conservation status of the bats present, providing that the bat mitigation measures and landscaping set out in section 8 of the Bat Survey report and the drawings above are implemented.

As such, we recommend that planning permission should only be granted if the documents listed above are included within the scope of the condition, identifying the approved plans and documents on the decision notice.

We wish to highlight that the updated Landscape Mitigation Strategy drawing, reference TC22049 LA1-LA5 [A], dated 7 June 2022, still shows the canopy of a second tree to the south of the bat house. However, the documents listed above do not show this, and the updated bat survey report references considerable planting around the bat house, so we consider that it is likely a drawing error. However, you may wish to request the applicant submit a revised version of this drawing for completeness.

In addition to the above, we continue to advise including the following condition on any permission you are minded to grant:

#### **Condition: Lighting Plan**

Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

- Details of the siting and type of external lighting to be used
- Details of lighting to be used both during construction and/or operation

The lighting shall be installed and retained as approved during construction and operation.

Justification: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of bats.

#### **European Protected Species Licensing**

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:

#### **European Protected Species Licensing informative to be included on any planning permission granted:**

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

We may wish to discuss aspects of the proposed bat mitigation with the applicant in more detail at the EPS licence application stage. Please note that any changes to plans between planning consent and the EPS licence application may affect the outcome of the licence application.

### **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

### **Mrs C McCorkindale**

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