

PLANABUILD

Ref: 1177_06_A
Date: 20-10-2020
Revised 21/11/2020

Planning Permission P2019/5330

12 new houses

on

the site of Former Primary School, Neath Road, Bryn, Port Talbot

Discharge Of Pre-Commencement Conditions of Full Planning Permission (Plots 1-2)

Condition 3.

No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development, and retained as such thereafter.

Drawing 1177-00-03-F indicates the route of the proposed Foul Sewer to serve units 1 and 2. This will discharge into the existing Manhole F4 at the south end of Unit 1. F4 is at the head of the existing adopted combined sewer which served the school which previously occupied the site.

Negotiations are currently ongoing with Welsh Water regarding completion of a Section 104 adoption of the proposed Foul Sewer serving Unit 2 as it passes across the private shared access and the through the curtilage of Unit 1 to the existing adopted manhole at F4.

Drawing 1177-00-03-F also shows, as broken lines, the proposed adopted drainage which will be installed in Phase 2 of the development to serve the 10 dwellings included in the Outline Section of Planning Permission P2019/5330. Phase 2 drainage outfalls from the site is at a lower level than the current drainage due to the topography of the site. The drainage outfall at the rear of the Rugby Club will be lowered as part of the Phase 2 works between F2 and F6 with the Phase 1 manhole F7 modified to outfall to Manhole F6.

Condition 4.

No development shall commence (including any site clearance), until a Demolition & Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Method Statement shall be in accordance with the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The approved Statement shall be adhered to throughout the demolition and construction phases. The Statement shall provide for:

The recommendations of British Standard BS5228-1:2009 have been followed where applicable to this minor section of the development comprising the construction of 2 houses and associated infrastructure. The relationship of the various elements of the project to the nearest existing housing at Welfare Avenue is shown on drawing 1177-00-15-B.

a) the parking of vehicles of site operatives and visitors;

During the construction of the superstructures of Unit 1 and Unit 2 the number of site operatives are anticipated to be not more than 10 persons. A temporary access will be constructed between Units 1 and 2 off Neath Road at the position of the proposed new estate road (which will be a private shared access until houses 3-12 are constructed under further planning applications submitted under the Outline Section of Planning Permission P2019/5330)

From this access point a temporary access track will provide access to the existing surfaced playground which will be used as a car park and materials storage area during the construction of the superstructures of Unit 1 and 2. Following completion of Unit 1 this area will be broken up and filled to provide the new rear garden of that unit and the site of unit 10 to be constructed in the Phase 2 works.

Once scaffolding has been dismantled from each of Plot 1 and 2 the permanent vehicle parking and access areas within Plots 1 and 2 will be constructed to sub-base level to provide any additional parking for operatives and deliveries to operatives involved in finishing trades.

Visitors to the site will use the 6 existing parking places on the eastern side of Neath Road which remains in this location since the site was used as a school.

b) loading and unloading of plant and materials;

Loading and unloading of plant will be undertaken within the existing playground area until Unit 1 is completed. Following completion of Unit 1 loading of plant for transport off site will be undertaken on the new shared access constructed as part of this phase of the works.

c) Routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings;

All deliveries will be made by lorries travelling from the B4282 (The main road between Maesteg and Port Talbot). They will turn off the B4282 into Neath Road and traverse past the 8 residences, chapel and rugby club in that road before reaching the site. Neath Road is the shortest route between the B4282 and the site. This route passes the lowest number of residential properties.

The return route will be as above but in reverse.

Construction will only be carried out only between 8.00 am and 5.00 pm on Weekdays and 8.00 am and 1.00 pm on Saturdays. Deliveries will only be accepted during these working hours.

d) storage of plant and materials used in constructing the development;

Items of Plant will generally be left secured and stored overnight, or at weekends and Bank Holidays, where they were last used on site unless they had been used on the works on Neath Road when plant will be stored overnight on the former surfaced playground area.

e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

The existing high metal boundary fence is to remain in-situ as the permanent boundary to the two new houses. Where it is removed to form the new access to site the gap will be secured with Herras fencing outside of normal working hours.

No decorative display or public viewing facility is to be provided.

f) wheel washing facilities to prevent deposition of material onto any hard surface road;

A high pressure water spray pump will be provided near the entrance. It will discharge into a small lined settling pool before discharge into the existing surface water drains on the site which previously served the school.

g) measures to control the emission of dust and dirt during construction;

During summer months any unsealed earthworks or sub-bases will be kept lightly sprayed with water.

All grinding / cutting of materials will be kept to a minimum and use tools and equipment with dust bags where possible.

All plant and equipment will be kept well maintained to prevent excessive emissions of fuel and oils.

h) a scheme for recycling/disposing of waste resulting from demolition and construction works;

The materials resulting from demolitions will be dealt with as set out in section j) below.

All hard materials will be broken up into small enough pieces to be incorporated into general fill areas which are below formation levels of paths drives etc or a minimum of 750 mm below any garden areas.

i) scheme for the erection of temporary/semi-temporary signage warning drivers of speed restrictions;

Temporary signage will be erected at the site entrance showing the 30 MPH speed limit on Neath Road and asking all drivers to respect the quiet amenity of those living on Neath Road. This signage will be kept in place for the duration of the works.

Temporary signs will be erected at the site entrance restricting site traffic to a maximum speed of 10 MPH. This signage will be kept in place for the duration of the works.

j) The frequency and size of vehicles used to transport the waste material arising from the demolition works;

It is anticipated that waste materials from the demolition of the school (plastic and roofing felts) be transferred off site in approximately 4Nr netted builders skips on 4 wheeled lorries. Wooden frames and the steelwork components would be removed on approximately 10 Nr 4 or 6 wheeled lorries.

k) Measures to prevent stacking of vehicles onto the public highway;

There is adequate space on site to allow the maximum anticipated number of delivery vehicles to be received and unloaded without having to wait on the highway. During Highway surfacing works where single “give and take” working on the highway may take place the delivery vehicles will be kept to an average of 2 at any one time (one unloading and one waiting) and these will be kept within the coned off working area.

l) Identification of the significant construction and demolition noise sources, detailing the physical and operational management controls necessary to mitigate emissions from these noise sources, as well as noise complaint investigation procedures;

Phase one of the project comprises of the following elements as shown on drawing 1177-00-15 (see this drawing for the location of points “A” to “D”) in the following order:-

i) Construction of Plot 2.

The substructure on this dwelling comprises traditional strip foundations and a beam and block suspended floor. Excavation will be carried out with a 360 degree hydraulic excavator and 3 tonne dumper. Concrete will be poured directly from the ready mixed concrete delivery vehicle. The blockwork will be laid by hand using an electric cement mixer and the floor beams and blocks will be handled into place by hand assisted by a tele-handler.

The frame of the building is timber frame (manufactured off site) with a brick and blockwork outer skin and roof tiles. The timber frame and roof trusses will be erected using a tele-loader. The external skin will be erected by hand working off scaffold with mortar being mixed by a diesel powered mixer at ground level.

Hoisting of materials onto loading platforms on the scaffold will be by means of a hydraulic telescopic tele-handler fitted with forks.

Once the scaffolding is dropped external works comprising of drainage followed by printed concrete paving on sub-bases will be constructed using a 360 degree hydraulic excavator and path roller, with concrete being poured by hand directly from a ready mixed truck.

Internal finishing works will be completed by operatives using hand held tools once windows to the front elevation of the dwelling are fitted –providing an effective sound barrier.

No activities causing any high noise levels or vibration are anticipated to be employed on this element of the works which at their nearest are over 86 metres away from the nearest residential dwelling.

ii) Demolition of existing school building.

This building is a “CLASP” type of design, dating from the 1960’s, comprising of a lightweight steel frame with a timber framed and cladded infill panels – some of which have been over-cladded in plastic shiplap or similar cladding.

The conditions of the EPS licence SO88577/1 and the requirements of **PART 2. DELIVERY INFORMATION, COMPENSATION AND MONITORING** of the Bat Roost Method Statement dated June 2020 by Hawkeswood Ecology are to be carried out in full during the demolition of the school building. The EPC Licence and Part 2 of the Bat Roost Method Statement are appended to the end of this document.

The cladding panels will be stripped of plastic elements and the roof will be stripped of the felt waterproof membrane – which will be loaded into suitable skips for disposal.

The timber panels will be un-bolted from the steel frame removed and loaded onto flat bed lorries by the tele-handler for transport to a buyer who has a potential reuse for the panels.

The steel frame will be unbolted and each of the separate lengths of roof truss bracing and columns loaded onto flat bed lorries for transport to a buyer who has a potential re-use for the steel frame.

Concrete foundations and floor slabs will be broken out and excavated only to extend required to allow the construction of Unit 1 foundations and the drainage pipe work under the shared private drive (which will serve as the adopted estate road in a future phase of the development).

The breaking out of concrete will be carried out by a hydraulic hammer / breaker attached to a 360 degree hydraulic excavator.

Concrete will be broken up into small enough pieces to be used as general fill under roads and vehicular parking areas this operation is the noisiest operation proposed on the site and will be undertaken in the shortest possible time period. The houses within 200 metres of the existing building will be informed of this operation approximately 1 week prior to its occurrence.

iii) Construction of Settling Pond

This element comprises of the excavation of a pond and construction of a reinforced concrete outfall structure. The excavation of the pond in the clay subsoil will be by 360 degree hydraulic excavator with materials being loaded into 3 tonne dumpers for transport to the area around Unit 1 where it will be deposited in layers around the substructure of the building to make up the garden levels.

No activities causing any high noise levels or vibration are anticipated to be employed on this element of the works which at their nearest are over 105 metres away from the nearest residential dwelling.

iv) Construction of Plot 1

The substructure on this dwelling comprises traditional strip foundations and a beam and block suspended floor. Excavation will be carried out with a 360 degree hydraulic excavator and 3 tonne dumper. Concrete will be poured directly from the ready mixed concrete delivery vehicle where possible or handled into position by concrete pump. The blockwork will be laid by hand using a diesel cement mixer. The floor beams and blocks will be handled into place by hand assisted by a tele-handler.

The building is of traditional cavity wall construction supporting pre-stressed concrete beam and block flooring and flat roofing. The floor beams and blocks will be handled into place by hand assisted by a hydraulic telescopic tele-handler.

The external and load bearing walls and roof coverings will be erected by hand - working off scaffolds with mortar being mixed by an electrically powered mixer at ground level.

Hoisting of materials onto the scaffold will be by means of a tele- handler fitted with forks.

Once the scaffolding is dropped external works comprising of drainage and utilities followed by printed concrete paving on sub-bases will be constructed using a 360 degree hydraulic excavator and path roller with concrete being poured by hand directly from a ready mixed truck.

Internal finishing works will be completed by operatives using hand held tools once windows to the front elevation of the dwelling are fitted –providing an effective sound barrier.

No activities causing any high noise levels or vibration are anticipated to be employed on this element of the works which at their nearest are 58 metres away from the nearest residential dwelling but set at a considerably lower level.

vi) Construction of large diameter pipe under the line of the proposed new estate road

This pipeline of 1500 mm diameter will take surface water from the improved section of Neath Road; Units 1 and 2 and the shared private drive (which will eventually become part of the adopted estate roads).

Construction of the pipeline will commence at the eastern end of Road 1, near to the proposed pond, in a shallow open cut trench cut by a large hydraulic excavator. Pipes will be handled into position using the same excavator and winched tight to each other.

The 1500 diameter pipeline stops short of Neath Road in a large diameter concrete ring manhole.

Within Neath Road new pipe work will be provided to take surface water from gullies in existing and new sections of the widened road. Traffic will be diverted along the access to the 6 parking bays running parallel and to the west of Neath Road to allow the deepest sections of pipeline to be constructed safely away from vehicular traffic and pedestrians.

Excavated materials will be deposited into 3 tonne dumpers and transported to the lower section of already completed pipeline where it will spread and compacted in layers to bring the existing ground levels up to the formation level of the New Road 1.

Backfilling around the pipes will be carried out with suitable excavated material or imported granular material as appropriate and compacted in layers with a vibrating roller to provide a formation to the existing and proposed highway surfaces.

vii) Construction of Shared Access

Once the manhole at the head of the large diameter pipe work is completed the shared access will be completed to adoptable standards to sub base level using a smaller 360 degree hydraulic excavator and vibrating roller to construct drainage to gullies and Unit 1 and Unit 2 and the spreading of sub bases. The remaining flexible surfacing layers will be laid by a suitable paving machine and compacted with a deadweight roller.

viii) Improvements to the width of Neath Road including surface water drainage improvements and removal of pinch point at point “B” indicated

This section of work will be constructed in two phases. The section between the junction of the new Estate Road 1 and point B will be constructed first as the large diameter pipe work reaches Neath Road at point “C”

The area of new cutting at point B will undertaken first to provide the additional space to allow the width of road to be increased to a 5.5 metre width with 2 Nr 1.80 m wide footways. This will be undertaken by a hydraulic excavator loading into 3 tonne dumpers which will take the material on to the site to be re-used as fill on the site.

This element of the works is only 25 metres from the nearest receptor dwelling. The occupants of that and the neighbouring properties will be informed of the proposed at least 1 week before these works are due to commence. Care will be taken to avoid any dust from the excavations escaping from the worksite by damping down dust on dry days and the proposed section of works will be carried out in as short a period of time as possible.

Once the excavation has been carried out the ground between the new cutting and 32 Welfare Avenue will act as a noise bund and work will be below the line of sight of this dwelling thus leading to a much reduced noise from construction works being received at that house.

Following excavation to formation level new drainage gullies will be installed together with pipe work to take the surface water from these gullies back into the large diameter pipes running down Road 1. These works will be constructed in two sections of alternate give and take working on the existing and widened sections of Neath Road at the new cutting; In a short section of give and take one way working whilst crossing the access to the six parking bays and then in the existing highway with traffic being diverted to the section of highway providing access to the six parking bays.

A detailed traffic management scheme will be agreed with the Highway Authority and implemented once the detailed design of the highway has been finalised under the appropriate Section 38/278 agreement.

viii) Replacement of pipeline carrying storm water off road to north of the site.

The storm water from the existing portion of Neath Road to the north of the site currently flows across the frontage of the site in a 300 mm diameter concrete pipe. The pipe is of sufficient size to carry the existing storm water flows. This results in storm water running into the site. This pipe is to be replaced by a 525 mm dia pipe with new headwalls and road crossings to ensure that sufficient capacity exists to transport the storm water flows to the existing ditch running along the southern and eastern boundaries of the site to the existing stream.

The new pipeline will be constructed in the existing verges and at the same time as the widening of Neath Road in front of Unit 2.

ix) Improvements to the width of Neath Road at frontage to Unit 2

The widening and drainage to the section of Neath Road to the frontage of Unit 2 will be constructed initially off-line and then in the short section of “give and take” one way working.

A detailed traffic management scheme will be agreed with the Highway Authority and implemented once the detailed design of the highway has been agreed under the appropriate Section 38/278 agreement.

m) Hours of working on site, and specified hours for deliveries and any elements of the demolition or construction that could lead to amenity issues from noise and disturbance to adjoining properties.

Hours of working and delivery periods are as stated above against Condition 4 item c).

The Amenity of the surrounding residences is discussed above against Condition 4 item l).

Condition 5

No development shall commence until a Traffic Management Scheme incorporating the removal of the existing Traffic Regulation Orders and pedestrian guard railings fronting the former school and details of a no waiting at any time traffic regulation order to protect the proposed junction and visibility splay. The scheme shall be implemented as approved.

The existing traffic markings have already been removed from the frontage of the site by others and we assume that the corresponding traffic orders have also been rescinded. The proposed development under this section of the Planning Permission only comprises of two properties: Neath Road is being improved across the frontage of the development to a constant width of 5.5 m. It is therefore considered that no further traffic regulations are required at this stage.

Condition 6

No development shall commence until a scheme detailing appropriate measures to ensure that no silt or stone laden surface water run-off creates nuisance to lower lying land, premises or public highway.

The works to provide additional highway formation adjacent to the highway comprise of works below the level of the highway. The ground so far encountered in trial holes on the site comprises of clay strata which will offer no permeable ground to allow storm water to soak away.

Any storm water will therefore be trapped in these lower levels. The water will be allowed to evaporate before further work commences. Should this not occur quickly enough to allow progress of the works the water will be pumped out into the already connection of surface water sewer running down Road 1 and into the fore bay of the proposed pond which will trap silts or small stones before they discharge into the pond and then onward into the existing stream outfall.

Any storm water paths from construction work will initially be directed to the grassed areas of topsoil which will trap any silts and stone allowing the clean water to run down to the bottom of the site and collected in the existing cut off ditch.

Once the surface water attenuation pipe work is in place surface water will be directed into that pipe work which outfalls into the fore bay of the proposed pond which will trap silts or small stones before they discharge into the pond and then onward into the existing stream outfall.

The fore bay will be closely monitored and cleaned out regularly as required during construction.

Appendices

1) EPS licence SO88577/1

2) PART 2. DELIVERY INFORMATION, COMPENSATION AND MONITORING
of the Bat Roost Method Statement dated June 2020 by Hawkeswood Ecology

Steve Williams
Star Builders Ltd
Former Ambulance Station
Coegnant Road
Maesteg
Neath Port Talbot
CF34 0TN

Licence No: **S088577/1**

Valid From: **19th October 2020**

Expiry: **30th March 2021**

THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017

Licence to capture and transport, disturb, and to damage or destroy a breeding site or resting place for preserving public health or public safety, or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.

This licence, granted under Regulation 55(2) (e) of the Conservation of Habitats and Species Regulations 2017, by the Natural Resource Body for Wales otherwise known as Natural Resources Wales, hereby authorises the person named above, hereinafter referred to as the "licensee", their nominated ecologist Eric Hawkeswood, their duly accredited agent Sue Price, and their assistants to:

disturb,
capture and transport,
damage or destroy a breeding site or resting place of,

Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), and Whiskered (*Myotis mystacinus*) bats;

in accordance with the method statement referred to in Condition 3. whilst demolishing an existing school building and construction of residential dwellings at **Bryn County Primary School, Neath Road, Bryn, Neath Port Talbot, S13 2RS**. Grid Reference: **SS 81459 92466**.

The works noted above are licensed for the period **as stated above** and are granted subject to compliance with the conditions as specified. Activities required for monitoring purposes are granted subject to compliance with the conditions and period as specified in Condition 13. Anything done otherwise than in accordance with the terms of the licence may constitute an offence.

When undertaking any activity under this licence the most up to date guidance provided by the Welsh Government in relation to Covid-19 must be adhered to (see advice note in the notes section).



30th September 2020

Signed for and on behalf of
Natural Resources Wales

Ffôn/Tel: 03000 654974 / 03000 654921

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Croesewir gohebiaeth yn y Gymraeg a'r Saesneg

Correspondence welcomed in Welsh and English

CONDITIONS

Definitions

'NRW' is an abbreviation of the Natural Resources Body for Wales otherwise known as Natural Resources Wales

'EPS' is an abbreviation of European protected species

'Licence application' refers to the application form, method statement and any other supporting documents (where applicable).

3. All the work carried out under this licence will be undertaken in accordance with:
 - **the method statement:** Bat Roost Method Statement, Former Bryn County Primary School, Neath Road, Bryn, Port Talbot, SA13 2RS, version HE/85/2018/Issue 2, dated September 2020,
 - **the licence application:** dated 4th September 2020 and,
 - **associated documents and drawings.**
4. A suitably experienced licensed ecologist will be appointed and retained during the lifetime of this licence to provide on-site advice.
6. If the protected species listed on this licence are found during the course of work in higher numbers than stated on the application form, all work will cease and will not recommence until the ecologist named on the licence application (or NRW if the ecologist is not available) has advised that the work may continue under the existing licence, or if an amended licence is required, until the licensee applies for and receives an amended licence.
7. If evidence of protected species **not** listed on this licence is found, all work will cease and will not recommence until the ecologist named on the licence application (or NRW if the ecologist is not available) has advised that the work may continue under the existing licence, or if an amended licence is required, until the licensee applies for and receives an amended licence.
11. Within four weeks after the expiry of this licence the Licensee shall submit to NRW details of the activities and operations undertaken by virtue of this licence on the official report form. Evidence to demonstrate how the work has complied with the method statement, including photographs of mitigation, will be included in the end of licence report form.
13. Monitoring as indicated in Section F.2 of the Method Statement are to be undertaken in years 2022, and 2024. Monitoring reports shall be completed on the official NRW Monitoring Report Form and submitted to NRW by **30th November 2022** and **30th November 2024**.
14. The results of all monitoring will be used to direct and initiate any remedial works required. Remedial works to be agreed with NRW.
31. All mitigation will be completed by 31st March 2021.
32. Following completion of works, a bat specialist will inspect the building/replacement roosts and confirm in writing to NRW that they are complete, accesses or flight routes have not been blocked or illuminated, and all mitigation has been carried out as specified in the method statement.
33. Traditional bitumastic roofing felt BS 8747:2007 Type 1F shall only be used unless otherwise agreed in writing with NRW.
35. Any timber treatment products used in bat accessible areas must be from the list of approved products for use in bat roosts as detailed in the 'Natural England Technical Information Note TIN092; Bat roosts and timber treatment products'.
200. While engaged in activities under this licence the Licensee, their nominated ecologist or any accredited agents shall carry a copy of the licence and must produce it to any police constable or employee of NRW, or other person authorised in writing by NRW, on demand.
201. If during the course of the works it becomes necessary to change the methodology from that submitted to the NRW as part of the licence application, all work will stop until the changes have been agreed with NRW and/or an amended licence has been received.

202. The activities hereby licensed are restricted to the Licensee, nominated ecologist, accredited agents and assistants as specified on this licence (see Condition 206).
203. No accredited agent of the Licensee or nominated ecologist shall act under this licence unless they are in possession of a letter appointing them as the duly accredited agent of the licensee for the purpose of this licence. The accredited agent shall carry with them the said letter and a copy of this licence and shall produce them to any police constable or employee of NRW, or other person authorised in writing by the NRW, on demand.
204. Any assistants employed under this licence, whether employed to operate machinery or give advice, shall remain under the personal supervision of the Licensee, nominated ecologist or any accredited agent at all times.
205. The nominated ecologist must assume full responsibility for the conduct of any assistants and accredited agents employed under this licence.
206. The activities and operations hereby covered are restricted to only those specified on this licence.
207. Any disturbance to animals shall be kept to the absolute minimum required, so animals are not prevented from normal feeding or rest, nor disturbed during breeding or hibernation; unless permission has been granted by NRW to do otherwise. All reasonable steps must be taken to prevent accidental injury to any protected species. Equipment must be of a kind and used in a way which will avoid distress or injury.
208. Unless specified otherwise this licence does not authorise the intentional killing, taking or injuring of any protected species.
209. Possession of this licence confers no rights of entry onto land. This includes open access land, where permission is required to undertake any activity under this licence. Permission to enter land or premises must be obtained from the owner or occupier. **Failure to seek permission will invalidate your licence and may result in offences being committed.** NRW will not accept responsibility for failure or omission by Licensees to fulfil this obligation and will consider immediate revocation of a licence if complaints from owners or occupiers on these grounds are received.
210. If any European protected species (EPS) are incidentally captured or killed as a result of exercising this licence then NRW's Species Licensing team will be immediately advised on specieslicence@naturalresourceswales.gov.uk.
211. The Licensee shall advise NRW if there are any changes in their circumstances where such changes could invalidate this licence.
212. In all cases, any conditions listed above override or supersede the provisions of the submitted method statement.

NOTES

Advice Note – Impact of Covid-19

NRW recognises that the Covid 19 pandemic may affect project implementation including timescales and milestone dates. Please inform the Species Permitting Team at specieslicence@naturalresourceswales.gov.uk of any changes to the programme of works or if you require amended timescales to discharge conditions. In addition, NRW licences are being extended when there is assurance this will not impact on the favourable conservation status of the species concerned. This is because of the current government restrictions on working practices due to the covid-19 pandemic. Additional conditions may have been added to this

licence to enable works to continue without the need for administrative amendments to this licence when restrictions are removed.

- N1. This licence authorises acts that would otherwise be an offence under The Conservation of Habitats and Species Regulations 2017. Failure to act within the purposes of this licence or failure to comply with the terms and conditions may mean that the licence cannot be relied upon and an offence is committed. Furthermore, under regulation 60 of the Conservation of Habitats and Species Regulations 2017 it is an offence to contravene or fail to comply with any condition of a licence issued on or after 21 August 2007. The maximum penalty upon summary conviction for an offence under the Regulations is a level 5 fine (£5000) and/or a six-month custodial sentence.
- N3. This licence may be modified or revoked at any time by NRW.
- N4. Nothing in this licence confers any exemption from any legal provision contained in any Act, other than the Act(s) under which this licence is issued. Where appropriate a licence should be obtained from the Home Office to fulfil the requirements of the Animals (Scientific Procedures) Act 1986.
- N5. The Licensee may be accompanied by the owner or occupier of the land on which this licence is exercised. In such circumstances, it will be the responsibility of the Licensee to ensure that no additional disturbance is caused.
- N6. The personal information on this licence will be kept and used by us in accordance with the General Data Protection Regulation (GDPR). We may discuss licence content with selected third parties. Other than stated above, we will not make the personal data on this licence available to third parties unless there is an overriding public interest. The GDPR gives you the right to know what data we hold about you, how we use it, to which third parties it is disclosed, and that it is accurate. To exercise this right please contact the Data Protection Officer at NRW.
- N7. You agree to complete a licence report with details of required biodiversity records collected in association with this licence. We have your permission to store, copy, use, and release or publish any biodiversity records associated with the issue of this licence. Where our policy on public access to data states that the information is sensitive, publication and access will be restricted in accordance with both the Environmental Information Regulations (2004) and our guidance on access to data on sensitive biodiversity features. We may share the biodiversity records supplied with conservation organisations selected by us. Where our policy on public access to data states that the information is sensitive any such release will be under restrictive licence conditions in accordance with our guidance on access to data on sensitive biodiversity features. Please note that an inadequate return will prejudice future licence applications
- N8. Biodiversity records associated with the issue of this licence must be as reliable and accurate possible and collected with all necessary permissions.
- N9. We acknowledge that biological records collected in relation to this licence, unless collected under a contract (with alternate provisions relating to Intellectual Property Rights) for us or a Third Party, remain the intellectual property of the licence holder. In all cases we will seek to acknowledge intellectual property and not use any biological records collected under licence beyond the purposes stated above.
- N10. **A biosecurity risk assessment should be prepared to evaluate potential risks at each site and relevant biosecurity precautions should be addressed according to the habitats and species present. The following notes should help to inform your working procedure and links to further information can be found below.**

On sites with freshwater, the transfer of amphibian and fish diseases as well as invasive non-native species should be minimised by undertaking cleaning and disinfection of equipment. All debris, plant fragments and mud should first be scrubbed off footwear and rinsed with water. Disinfection should comprise soaking in a bleach solution (1 measure of household bleach to 9

measures of water) for 15 minutes, or using Virkon solution (1mg/ml) for 1 minute. Fabrics can be washed on a 40° C cycle (with detergent, ensuring sufficient rinsing). Nets should be boiled for 10 minutes or, if the fabric allows, disinfected with spray bleach and rinsed thoroughly. Rinse with clean water and if possible, allow to dry before next use. Keep field gear (e.g. traps, net frames, buckets) inside plastic bags during transit and storage to reduce the likelihood of transmitting diseases. All used disinfectants should be disposed of appropriately. Sites considered to be 'infected' should be surveyed/visited last during any programme of work.

To minimise the risk of spreading *Phytophthora* when visiting heathland or woodland sites, scrub all visible soil and debris from footwear using water, spray with Propeller and leave until it has evaporated. Vehicle access along tracks should be kept to a minimum and mud should be cleaned from car wheels, wheel arches and foot wells of cars. This should be repeated at each site visited.

Phytophthora disease control sites should be avoided if at all possible. Propeller can be obtained from Evans Chemical Supplies, 18B Barncoose Industrial Estate, Pool, Redruth, Cornwall, Tel. 01209 213643.

Biosecurity advice on ash dieback disease, *Chalara*, can be found at <http://www.forestry.gov.uk/forestry/infd-6abl5v>

More information on *Phytophthora* can be found at <http://www.fera.defra.gov.uk/plants/plantHealth/pestsDiseases/phytophthora/>

Amphibian workers should read the ARG-UK advice note 4: amphibian disease precautions – a guide for UK field workers (<http://www.arguk.org/advice-and-guidance/view-category>)

Information and advice on invasive non-native species can be found at <https://secure.fera.defra.gov.uk/nonnativespecies/home/index.cfm>

N11. These derogations are granted on the basis that NRW are satisfied that:

- the proposed actions are for a purpose specified in regulation 55(2)(e) of The Conservation of Habitats and Species Regulations 2017;
- there is no satisfactory alternative;
- the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

N13. Flash photography in bat roosts or hibernacula, or entering bat roosts or hibernacula for the purpose of photography (including filming), must be specifically licensed. A licence to photograph (including filming) bats is not required if the photography is an incidental part of other licensed bat work and it causes no extra disturbance above that caused by the licensed activities. Such photography includes a) non-flash photography (i.e. using only natural light or low-level artificial light such as a domestic torch) of roosting bats and of people carrying out licensed work in and around roosts and b) flash photography in roosts and hibernacula only when no bats are present, c) photography of bats caught at traps during survey work, d) flash photography of individual bats for identification purposes or of groups of bats for survey purposes, where the licence holder considers that this would cause less disturbance than handling or prolonged illumination of bats. It is recommended that there is only one designated photographer at any one time to reduce disturbance.

N14. Licensees are expected to adhere to the Bat Conservation Trust's advice concerning White-Nose Syndrome, see following link:- <http://www.bats.org.uk>

N15. Good occupational practice as dictated in "Immunisation against Infectious Disease" (issued by the Department of Health in consultation with the Welsh Government 1996) suggests that bat handlers should be vaccinated against rabies. Pre-exposure immunisation with human diploid cell rabies vaccine is available free from the NHS to bat handlers.

PART 2. DELIVERY INFORMATION, COMPENSATION AND MONITORING

Works to be undertaken

- E Demolition of an existing building, Bryn County Primary School, causing the destruction of low status roosts for common and possibly soprano pipistrelle and whiskered bats.

Summary of Mitigation and Compensation Strategy

A summary of the compensation strategy is given below:

- An Ecological Clerk of Works (ECW) will be appointed for the duration of the scheme;
- Temporary bat boxes will be located on Site and used to transport any animals if captured;
- Prior to commencement of works a 'toolbox talk' will be given to all staff involved in the works;
- Works overseeing by the (ECW) for any licensed works which will include removal of the UPVC fascia boards and ancillary components;
- All such works to be carried out with care and by hand;
- Other works will not require supervision but the ECW will be on call only in case of a bat being found;
- Strategies for safely removing bats from harm during the works under differing weather conditions;
- Provision of permanent bat boxes in new build;
- A post-development monitoring programme implemented.

E1 Capture and Exclusion

- E1.1 An Ecological Clerk of Works will be appointed and retained for the life of the project. The ECW will be appropriately licensed for working with the species involved. The ECW will be available for on-site supervision of any works requiring a licensed bat worker and will be available for call-out for the duration of the scheme.

- E1.2 Prior to commencement of licensable works a toolbox talk will be given to all staff working on Site involved with the licensable works. The talk will consist of an introduction to the European Protected Species likely to be present on Site and the reasons that caution must be taken during the works. The legislation and its importance will be clearly outlined. Certain works will be undertaken in the presence and under the supervision of the ECW and these are outlined below.

- E1.3 Should a bat be found during the works it will be captured by hand or net and transferred to the temporary roost boxes using a cotton mammal bag. Bats will only be handled by the ECW unless a situation occurs that may endanger the animal when the ECW is not on Site. In this instance the workforce will have been advised how to handle the bat safely until assistance arrives.

E2 Bat Roosts and Habitat

E2.1 In Situ Retention

- E2.1.1 Not applicable.

E2.2 Modification of Existing Roosts

- E2.2.1 Not applicable.

E2.3 *New Roost Creation*

- E2.3.1 A temporary bat box, such as the Kent Bat Box, will be fixed at a location on the development Site approved by the ECW. This will be maintained until at least such time as the new permanent compensation is available.



- E2.3.2 The new build will have integral bat tubes fitted during construction. A Schwegler 1WI shown below is recommended in this instance, this is shown below. There are some difficulties currently in obtaining Schwegler boxes, should this prove to be a problem to construction a suitable alternative box will be recommended by the ECW

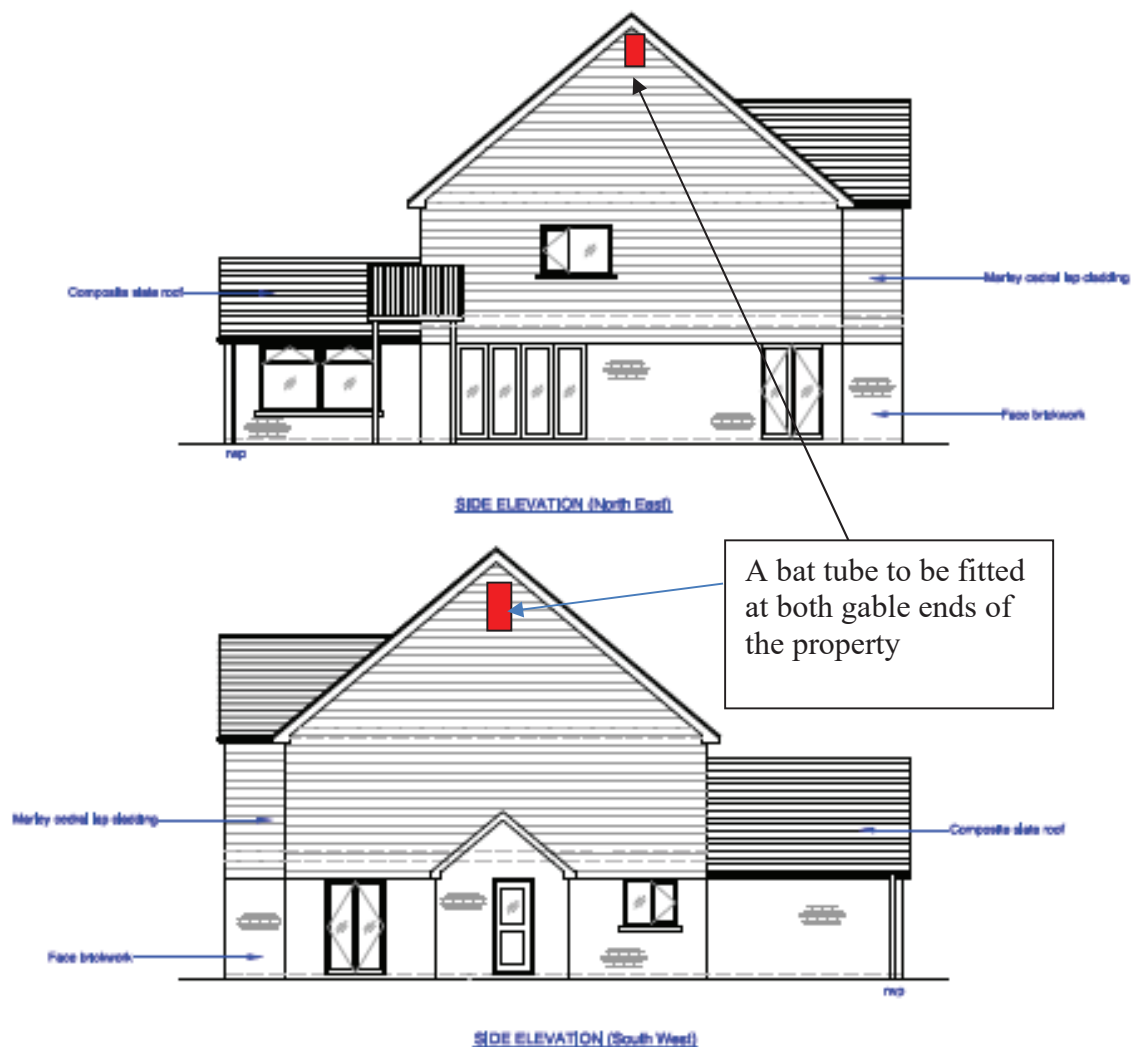
E2.3.3 Bat tubes will be either Schwegler 1WI (below) or a box with similar specifications, capable of supporting crevice dwelling bats at all times of year.



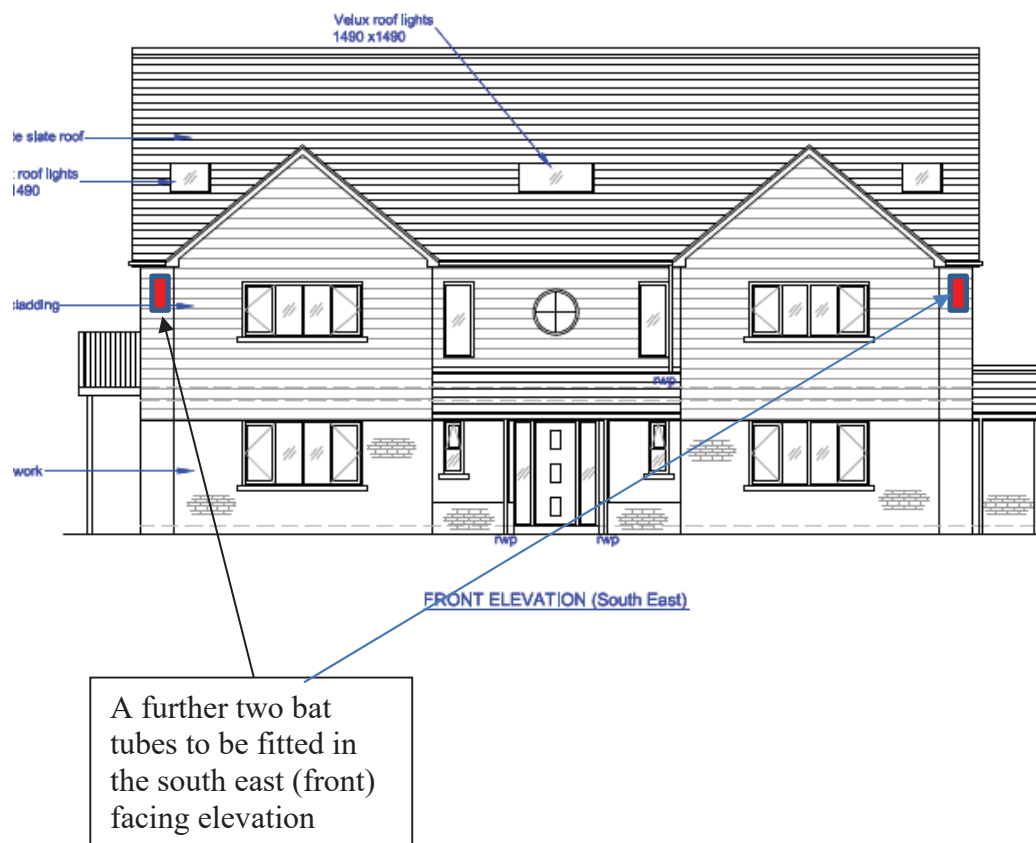
E2.3.4 The Schwegler 1WI box is designed principally for use in rendered buildings.

E2.3.5 Bat boxes will be located as shown below. Each gable will support a bat box giving four bat boxes/tubes as compensation. It is considered that the provision of dedicated boxes will compensate the fewer roost locations than apparent during survey.

E2.3.6 Semi-detached units



E2.3.7 Three house terrace

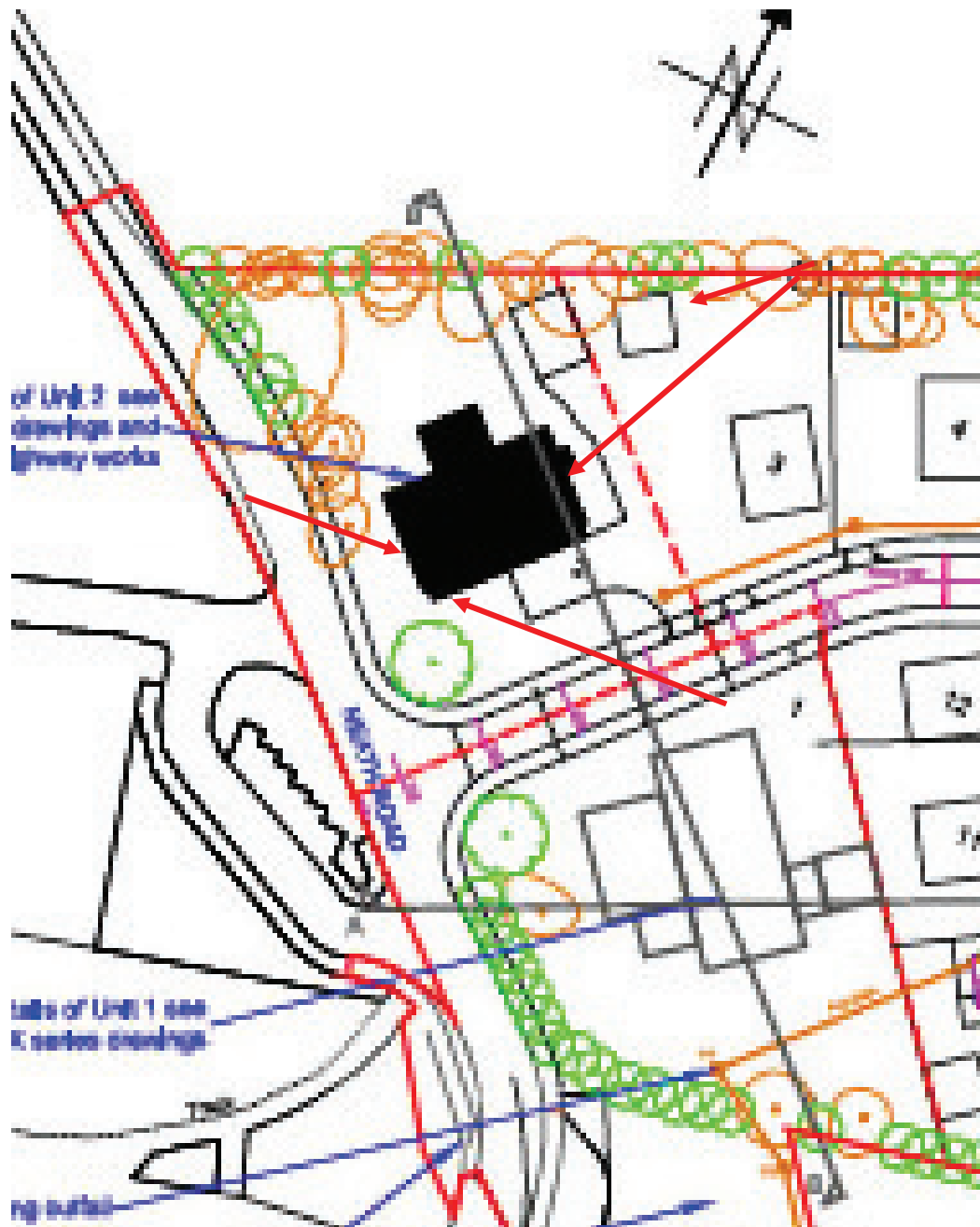


E2.4 *Maintenance and/ or Modification of New and Existing Habitat*

The bat tubes are maintenance free and designed to allow droppings to exit the box removing the need for cleaning. Some amendments may be necessary on installation to cater for the cedar lap cladding finish to maintain the maintenance free benefits.

E2.5 *Scaled maps/plans*

E2.5.1 The proposed site layout is shown below along with the proposed locations of bat compensation tubes (indicated by red arrows).



E3 *Mechanisms for Ensuring Delivery of Mitigation and Compensation Measures*
Toolbox Talk

- E3.1 Prior to the commencement of any works affecting the bat roosts, a toolbox talk will be undertaken with all members of staff working on the licensable areas of the project. The toolbox talk will provide details of basic bat ecology, the species involved and the legislation applicable.

Timing of works

- E3.2 Works can be carried out at any time of year; however, it is proposed to demolish the School at the earliest opportunity, on receipt of licence. Commencement of the new build is likely to be during June 2020 with completion by end February 2021.

Demolition of the School

- E3.3 The UPVC shiplap fascia boards will be removed in the presence of the ECW. Initially, any sealing remaining at the base of the fascias will be removed by hand as this may encourage any animals present to leave without human interference. The roof over the walls will also be removed by hand to expose any cavity that may be present and any other roof accessories such as guttering, downpipes etc will also be undertaken by hand and in the presence of the ECW.
- E3.4 Should an animal be found at any time during the works the work will cease immediately and the ECW will assess the situation and safely remove the animal if necessary. If the animal is healthy but does not fly, the ECW will place it the temporary bat box provided.
- E3.5 Following this, the building will be left standing for a minimum period of 24 hours to destabilise the cavity microclimate. The remainder of the building can then be demolished without further direct supervision by the ECW.
- E3.6 Should any bats be found during the continuing demolition process; the works will cease immediately and the ECW will be called to Site. The ECW will make an assessment of the bat(s) condition and the status of the roost. Should there be any difference to the supposed roost status NRW will be contacted for advice on how best to proceed.

E4 *Mitigation Contingencies*

- E4.1 A close working relationship between the ECW, contractor and end client will be maintained throughout the working period. If a bat is found at any time and the ECW is not on Site, the ECW will be called to Site to assess the situation, capture and safely remove it if necessary.

E5 *Biosecurity Risk Assessment*

- E5.1 The works are not time constrained and may take place during the hibernation season. If the ECW has visited a hibernaculum immediately before visiting the Site the guidelines relating to White Nose Syndrome published by the Bat Conservation Trust will be followed.
- E5.2 Bats will be handled using gloved hands at all times.
- E5.3 Any handling will be undertaken with the latest guidance available at the time of works in relation to the potential for spread of COVID-19. A facemask will always be worn if bats are handled.