



CYRCHFAN
WILDFOX
RESORTS

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AFAN VALLEY

Condition 24- Ecological Statement

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1.0 INTRODUCTION

- 1.1 This Ecological Statement has been prepared by Stantec on behalf of the WildFox Resorts to inform the Reserved Matters Application in relation to the proposed WildFox Resort at Afan Valley, Neath Port Talbot. Specifically, this Ecological Statement seeks to inform the discharge of Condition 24 of the Outline Planning consent (Planning Application No. 2018/0493) which states that:

Condition 24

For each phase (or sub-phase) of development identified within condition 7 above, the Reserved Matters submission(s) shall be accompanied by an Ecological Statement identifying how the submission complies with the objectives of the Strategic Ecological Landscape Management Plan (SELMP) demonstrating how for that phase of the development, including engineering operations, has been designed to: - minimise habitat loss; maximise provision of replacement habitat; improve connectivity; and maximise opportunities for biodiversity enhancement. The statement shall also incorporate a detailed Phase Construction Environmental Management Plan (Phase CEMP) for that phase of the development, which shall address the issues set out in the Strategic Construction Environmental Management Plan (SCEMP) in detail and as relevant to the phase of works. No development shall take place in any phase or sub-phase of development (as identified in condition 1 above) (including demolition, ground works, vegetation clearance) other than in accordance with the approved CEMP for that phase, which shall be adhered to and implemented throughout the construction phase strictly in accordance with the approved details

2.0 ECOLOGICAL STATEMENT

- 2.1 The approach to condition 24 and the ecological statement has been to prepare the statement for all phases and to link to associated interacting conditions to avoid duplication and ensure clarity.
- 2.2 The Site design and its implementation have been thoroughly considered to ensure the following;
- minimise habitat loss;
 - maximise provision of replacement habitat;
 - improve connectivity; and
 - maximise opportunities for biodiversity enhancement.
- 2.3 This is evidenced by the details provided within Strategic Ecological Landscape Management Plan (SELMP) (see Wildfox-Afan Valley-Condition 21, 24, 27, 28 & 40 SELMP- 332310683-02-Stantec and associated figures and appendices) which has been produced to inform the discharge of Condition 21 and part discharge of Conditions 27, 28 and 40.
- 2.4 Further measures to ensure the objectives of the SELMP are realised during the construction phase of the proposed development, including details on environmental protection measures which will safeguard the retained, enhanced and newly created habitats, are to be detailed within a Construction Method Statement and Phase Construction Environmental Management Plan as required by Condition 16 and 19 of the Outline Consent respectively.
- 2.5 A Strategic Construction Environmental Management Plan (biodiversity) has been produced to inform the discharge of Condition 18 and submitted as part of the Reserved Matters Application. This provides further, high-level information on how the objectives of the SELMP are to be realised (see Wildfox -Afan Valley- Condition 18- Strategic CEMP (biodiversity)-332310590-01-Stantec and associated figures and appendices).

- 2.6 It should be recognised that the Construction Method Statement and Phase Construction Environmental Management Plan cannot be produced until the contractor has been appointed and certain pre-commencement conditions have been discharged. These documents are therefore not currently available.



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