

INTERNAL MEMORANDUM

Date: 18/11/2025

Planning Application Ref: P2025/0754

**CARDONNEL COURT, SKEWEN
BIODIVERSITY COMMENTS**

The Countryside and Wildlife Team, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	☒
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☐
Objection – on the grounds set out below	☐

Comments and recommendations:

Surveys and other requirements needed prior to determination:

Prior to determination of the application the following information is required to be submitted to inform the decision:

- None

Conditions:

If the application is to be granted it is recommended that the following be conditioned into the permission:

- Where any grassland and scrub is to be removed, ensure that vegetation is cut to c.100mm in height one week prior to soil stripping. The vegetation shall be cut with hand-held machinery (e.g. trimmers and chainsaws) to reduce the risk of crushing. A further cut to approximately 50mm shall take place after a period of not less than 48 hours. After a further 48 hours an ecologist shall hand search remaining habitat for the presence of reptiles or amphibians prior to topsoil stripping and root removal. Any animals encountered will be moved to a safe place by the ecologist.
- The proposals will remove potential bird nesting/foraging habitats which must be mitigated for under The Conservation of Habitats and Species Regulations (2017) (as amended). All new buildings are to incorporate integrated bird boxes.

Biodiversity Consultation Response

- A landscaping management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
- No development shall take place until a lighting scheme (including lux contour plan) for the site has been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The scheme shall incorporate best practice guidance to ensure the retention of dark corridors for the movement of wildlife with no direct lighting of vegetation.
- As recommended in Section 5 of the Preliminary Ecological Appraisal, 2025 Issue 1VA (Beecological LTD), integrated bat boxes are to be installed on the new building.

Informatives:

If the application is to be granted it is recommended that the following informative notes be included in the permission:

- No site/vegetation clearance/demolition shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

The Authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions, under the Environment (Wales) Act 2016. It is therefore essential that the above recommendations for the conservation of biodiversity be followed to ensure that the Planning Authority complies with this statutory requirement along with the adopted guidance in the Biodiversity supplementary planning guidance and TAN 5 (2009).

If you require further clarification of any of the above points please contact Megan Price.

A handwritten signature in black ink, appearing to read 'M Price'.

Megan Price
Ecologist (Consultancy & Planning)