

INTERNAL MEMORANDUM

Date: 13/04/2026

Planning Application Ref: P2026/0159

44 LEYSHON ROAD, GWAUN CAE GURWEN 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:

Preliminary Bat Survey

The site has the potential to contain a bat roost. A preliminary roost assessment may be done at any time of year. This is a single visit inspection to identify any evidence of bat presence as well as assessing the suitability of the site to support roosting bats. The results of this may negate the need for a full survey if the site is then classed as having low/negligible potential, or confirm the need for a full survey if the building is classed as having medium/high potential. All surveys to be undertaken by a suitably experienced ecologist.

Conditions:

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

- None

Biodiversity Consultation Response

Informatives:

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

HRA Screening Report

The site lies within the catchment area of the Carmarthenshire Bay & Estuaries SAC and Carmarthen Bay SPA. A HRA Screening Report has been completed to assess the potential impacts of the proposed development upon the Marine SAC and SPA. The proposal is for an extension to the living space of the property, which is not capable of being used as independent dwelling; as such, there will be no increase in nutrient inputs, and therefore not likely to be any significant effects upon the aforementioned protected sites.

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 Lewis Badham.

Lewis Badham BSc (Hons)

A handwritten signature in black ink, appearing to read 'L. Badham', with a horizontal line underneath.

Ecologist (Planning)