

INTERNAL MEMORANDUM

Date: 29/06/2026

Planning Application Ref: P2026/0368

HAFAN BRYNHEULOG ECOLOGY 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:

- The proposed bat mitigation features as shown in Appendix VII Mitigation (Bat Survey Report. Hafan Brynheulog. Just Mammals. October 2025) should be installed as shown. The works should be undertaken in line with S10 – Recommendations of the above bat survey report.
- S10.13 of the Bat Survey Report. Hafan Brynheulog. Just Mammals. October 2025, states that bird boxes are recommended as a biodiversity enhancement, these should be installed on site as submitted.

Informatives:

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

Ecology Consultation Response

- **Warning:** A Protected Species Licence is required for this development.
This planning permission does not provide consent to undertake works that require a Protected Species Licence.
It is an offence to deliberately capture, kill or disturb protected species or to recklessly damage or destroy their breeding sites or resting places. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales.

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)