

INTERNAL MEMORANDUM

Date: 04/06/2026

Planning Application Ref: P2026/0245

62B STATION ROAD, PORT TALBOT 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:

Bat Survey

As previously mentioned in our Pre-app advice, it is our opinion that this building/site provides roosting/foraging opportunities for bats and that works proposed in this application may disturb bats/their roosting places/affect their foraging behaviour. Therefore, prior to determination a full bat survey, in line with Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed). Bat Conservation Trust, London, shall be submitted to the Planning Authority for consideration. Where bats are found a mitigation plan shall also be submitted and NRW consulted. 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:

- None

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'.

Ecologist (Planning)