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The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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Dear Sir / Madam

**Land at Coed Darcy, Swansea
Full Planning Application**

This letter has been prepared by Savills, in support of a full planning application for the creation of Great Crested Newt Ponds at Coed Darcy ('the Site').

The application seeks full planning permission for:

"Creation of ponds for Great Crested Newts"

Purpose of the Application

On Overarching Great Crested Newt Mitigation Strategy ('OGCNMS') has been prepared by SK Environmental for the Coed Darcy development site at Llandarcy. This strategy provides a comprehensive strategy to deal with GCN site wide.

There are three current planning applications at Coed Darcy, these are:

1. An outline application for residential-led development (ref. P2021/1193).
2. A full application for the discontinuance of the north site reservoir (ref. P2023/0514).
3. A full application for the remediation of the Tip area (ref. P2023/0970).

The second application listed above for the discontinuance of the north site reservoir (NSR) was approved by Neath Port Talbot in 16 February 2026.

The OGCNMS is linked to all three planning application and has been submitted as part of all three applications. The application (ref. P2023/5014) for the NSR secures the OGCNMS through condition 10. The OGCNMS proposes an outline mitigation strategy that closely links four phases of habitat creation to the three distinct planning applications. An extract from the OGCNMS showing the four phases of habitat creation is shown below. The locations identified were indicative and are subject to amendment following ground truthing to determine land suitability.



Figure 1: Extract from Overarching Great Crested Newt Pond Mitigation Strategy

The first phase of ponds (Phase 0) to be created is shown in green as this is not linked to any planning application but rather is a means of creating ponds upfront and allowing them to mature prior to any translocation works taking place. Three further subsequent phases for GCN ponds are also shown on the above extract and are to be created in association with the linked planning application. The pink corridor is linked to the NSR, blue corridor is linked to the outline application for residential development and the yellow corridor for the Tip.

As the NSR application has now been granted there is a requirement to deliver the ponds within the pink corridor (Phase 1) as well as those in the green corridor (Phase 0). This application seeks to secure planning permission for the initial ponds (Phase 0) and a separate planning application will be submitted for the Phase 1 ponds.

Planning Application Documents

In support of the planning application, the following drawings and documents have been submitted and should be read in conjunction with this letter:

- Phase 0: Site Location Plan (dwg no. 04020-A-SK303 P0)
- Phase 0: Site Boundary and Proposed Pond Layout (dwg no. 04020-A-SK298a P0)
- Green Infrastructure Statement prepared by Savills dated June 2026
- Technical Note (Phase 0 GCN Ponds: Summary of Ground Conditions) prepared by PJA dated 10 June 2026
- Technical Note (Application to Construct Phase 0 Ponds for Great Crested Newts under a European Protected Species Mitigation (EPSM) Development Licence) prepared by SK Environmental dated June 2026

The Site

The site is part of the former Llandarcy oil refinery and is located on the south western periphery of the Coed Darcy development site. The site is comprised of a linear corridor which starts to the south of the Tip and then tracks south. The site sits around the demonstration village and then runs along the eastern boundary of a copse of trees. The site extends to 0.54 ha.

The site is largely covered in scrub, with some more open grassland habitat present in the locations of the more northerly ponds.

The area to the west of the site has multiple overlapping ecology designations. Crymlyn Bog Special Site of Scientific Interest (SSSI) and Special Area of Conservation (SAC) are located to the west of the site. Crymlyn Bog is also designated as a Ramsar site, and Crymlyn Bog and Pant y Sais SSSI are also a National Nature Reserve.

Development Proposals

The proposed works are to create 7 ponds for GCN, in a largely linear form to create a habitat corridor for these species. All of the ponds will be constructed under a GCN EPSM development licence, under the supervision of an experienced Ecological Clerk of Works. The ponds will be constructed using a 360 excavator under the supervision of an experienced Ecological Clerk of Works. The ponds surface areas will be circa 250m² and will be profiled to ensure that both extensive shallow draw down zones and open water areas for lekking space are created. The ponds will have a maximum depth of 1.5m and have scalloped edges to make access and egress easy for amphibians.

Conclusion

Overall, the proposals are for the creation of 7 GCN ponds in accordance with the Overarching Great Crested Newt Mitigation Strategy, which has been agreed with NRW and NPT ecologists. This application is for the first phase of ponds (Phase 0) and will therefore enable the delivery of the initial mitigation required for GCN as part of the wider comprehensive strategy.

Yours sincerely

A handwritten signature in black ink, appearing to read "Alison Murrell".

Alison Murrell
Senior Planner
Planning