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08/07/2020

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: DEMOLITION OF BUNGALOW, CONSTRUCTION OF RESIDENTIAL DEVELOPMENT, LANDSCAPING, PARKING AND ASSOCIATED WORKS

LLEOLIAD / LOCATION: LAND TO THE NORTH OF CRABTREE WALK AND TO THE WEST OF SWEETWATER PARK TREFECHAN

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 18/06/2020.

We have no objection to the proposed development as submitted and provide the following advice.

European Protected Species - Bats

We acknowledge the submission of the following report in support of the above application:

- Bat Scoping Survey. Caerllwyn Bungalow, Trefechan by Ecological Services Ltd dated 24/2/2020.

We note the content of the above report, though in one part it suggests that the building is of negligible potential to support roosting bats, and later it refers to having (very) low potential.

If the building has low potential to support roosting bats, published guidance recommends one emergence survey at the appropriate time of year. If the building has negligible potential to support roosting bats, then published guidance requires no further emergence surveys.

We recommend you seek clarification from the applicant's Ecologist as to whether the building has negligible or low potential to support roosting bats.

If low potential, we would be pleased to advise further upon receipt of the required emergence survey results, should you require further advice from us. If negligible potential, then, on the basis that bats were not using the application site, we would have no comments to make on the application as submitted.

Landscape

The proposals would not have a substantial adverse effect on the Brecon Beacons National Park and we therefore have no objection.

However, there are likely to be some minor adverse landscape and visual effects which could be minimised through the careful choice of building materials, minimal lighting and inclusion of larger growing tree species around the boundaries of the site.

Advisory

Your Authority should seek to minimise the effects on the National Park through the use of visually recessive building materials and finishes and the inclusion of larger growing tree species within the planting mixes to provide greater long term containment of the development within the landscape.

The site lies approximately 50m from the National Park boundary at its closest point in the north east and is a steeply sloping site on the edge of the village of Trefechan. The rural landscape is one of pastoral fields bounded by drystone walls and fences and with some woodland and scattered trees. The land slopes down to the south, away from the park boundary and land within the park to the north west is open access land with moorland with some exposed limestone rising to the ridge of Cefn Cil-Sanws. It is crossed by a public bridleway on the lower slopes close to the site.

The proposed houses are to be finished in a mixture of brick and render with tiled roofs. The housing is designed to be below the ridge heights of the adjacent Sweetwater Park, and to retain boundary vegetation and include scrub woodland planting to the north and west to form a buffer against the National Park. The Landscape and Visual Appraisal considers the materials and finishes to be appropriate to the undistinguished residential development in Trefechan. It is disappointing that there is no attempt to use locally distinctive designs and building materials, other than the re-use of drystone walling.

The Landscape and Visual Appraisal considers that there would be no adverse effects on the National Park. The site is partly contained by the landform and existing mature trees, and existing built development in Trefechan to the south and north east. The site and immediate rural landscape is considered to be of medium sensitivity, with the upland landscape to the north west within the National Park of high value and sensitivity.

We do not agree with the statement in the Appraisal that there would be no effects on views in or out of the park and no potential for adverse effects due to the difference in elevation between the site and the high ground within the park. Whilst the steeply sloping landform means that views from the adjacent park are likely to be limited, there are likely to be some views e.g. of rooftops from the high ground to the north west and there are views of the development looking towards the park from the Morlais Castle area (viewpoints 4 &

5) and from the south (viewpoints 7 & 8). In these views, the development would appear as an extension of the existing settlement into the rural landscape, with the upland landscape, including of the National Park, forming the backdrop. No photographs from viewpoints within the National Park have been included, however, some visibility is likely from within the park. There would also be some increase in lighting and cumulative effect with the existing village. Whilst these effects on the National Park are adverse, we do not consider them likely to be substantial.

Foul Water

We note the proposed means of foul water disposal is via mains sewer and that Dwr Cymru/Welsh Water indicated at statutory pre-application stage that they had no objection to this. As such we have no further comment to make.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Annabelle Evans

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales