

INTERNAL MEMORANDUM

To: Caroline Pulley
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1a
Date: 21st October 2020

SUBJECT: P/20/0242 | PROPOSED NEW DWELLING, COMMERCIAL BOARDING KENNEL AND BARN CONVERSION TO HOLIDAY LET | LAND AT BRYN-RHEDYN FARM BEDLINOG CF46 6UF

The site is found within agricultural fields to the west of Bedlinog and is well-connected to the surrounding habitat via treelines, hedgerows and scrub. There are a range of buildings found to the south of the site.

Designated sites

The site is mostly found within the Cwm Bargod SINC.

In addition, the following designated sites are found within 500m of the site boundary:

- o Cwm Fedw (294m to the south)
- o Cwmfelin Slopes (466m to the east)

Priority and protected species

The following priority and protected species are found in the vicinity of the site:

- o Birds (including Schedule 1 species [*Wildlife and Countryside Act 1981 as amended*] and ground-nesting species)
- o Invertebrates (including Section 7 species [*Environment (Wales) Act 2016*])
- o Otter
- o Badger
- o Hedgehog
- o Bats (closest roost record – unidentified bat species, 557m from site)
- o Amphibians
- o Vascular plant

Local planning policy (MTCBC Replacement Local Development Plan, 2016-2031) needs to be followed in relation to the proposed development of the Cwm Bargod SINC.

Policy EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Development proposals likely to have an adverse impact on Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves, or Priority Habitats and Species will only be permitted where it can be demonstrated that:

1. *The need for the development clearly outweighs the conservation value of the site;*
2. *Adverse impacts on nature conservation features or geological features can be avoided;*

3. *Appropriate and proportionate mitigation and compensation measures can be provided; and*
4. *The development maintains and where possible enhances biodiversity and geodiversity interests.*

A Preliminary Ecological Appraisal (PEA) of the site (undertaken by a suitably qualified ecologist) plus a Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite structures is required to provide sufficient information for the local planning authority to fully assess any potential adverse impacts of the proposed development on priority and protected species and/or habitats, or to identify what further information is required before a full assessment can be made.

The results of the PEA/PRA will be used to inform whether further surveys are required, or to establish the need for and extent of any mitigation and compensation measures required as part of the proposed development.

Enhancement measures will also be required in accordance with the Environment (Wales) Act 2016.

An Aderyn data search is required from SEWBReC (Package C 2km).