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05/11/2021

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: RESIDENTIAL DEVELOPMENT AND ASSOCIATED
ENGINEERING, ACCESS AND LANDSCAPING WORKS**

**LLEOLIAD / LOCATION: LAND WEST OFF ELM TREE GROVE, TWYNYRODYN,
MERTHYR TYDFIL**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 19 October 2021.

The submitted Pre-Application Consultation (PAC) Report prepared by Persimmon, dated December 2020, identifies we were consulted on the proposal during statutory preapplication consultation. We provided comments in our letter reference CAS-118018-F4M4, dated 20 July 2020. The PAC Report acknowledges our comments. We note amended information has been submitted for this application.

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

Land Contamination

We note that the site is a former mining site and therefore has the potential for contaminants. We note from the submitted site investigation report that some area of the site could not be accessed due to dense and fenced off vegetation and underground services and therefore the risks to all receptors have not been fully assessed.

We note the PAC acknowledges the conditions we would advise the LPA of. The PAC also refers to additional surveying work having been carried out following our comments and those of the Coal Authority. As the additional work appears to relate to the location of adits our previous advice would not be revised.

We advise the conditions listed under the heading 'Land Contamination' in our letter reference CAS-118018-F4M4, dated 20 July 2020 are included on any permission the LPA is minded to grant.

European Protected Species

We note submission of additional information in support of the application:

- 'Twynyrodyn - Landscaping Proposals' by TerrAqua Ecological Services Ltd dated 16 December 2020

We note the PAC report acknowledges that the bat activity survey report which recommends all tree lines and hedgerows around the perimeter of the site should be retained. However, the PAC confirms trees and hedgerow will be lost as a result of the proposal and refers to the submission of the above strategy to address the impact of the development and mitigation via lighting and loss of hedgerow.

However, we note the LPA ecologist's comments dated 1 November 2021, stating that the survey information is out of date and requesting updated surveys of the site.

Therefore, we have no comments to make on protected species, as submitted. Please consult us again if any survey undertaken finds protected species are present at the site and you require further advice from us.

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

Kate Glover

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