

Ymgynghoriad / Consultation	
Ymgeisydd / Applicant	Mr Hughes
Y Bwriad / Proposal	Erection of a dwelling and garage
Safle / Location	Land adjacent to Rhyd, Llanilar, Aberystwyth
Swyddog/Case Officer	Jonathan Eirug
Rhif y Cais/Application No.	A190244

Ecologist responding	Liz Probert
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National Resources Wales Response Expected	No	Received (Date):	NA
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Ecological Feature	Present / potential? Record/Survey?	Further survey required	Are these likely to be affected and how?	Mitigation / Compensation? Further required?	Enhancements
Statutory Designations within 2km	Rhos Cross In SSSI	No	Negligible likelihood of impacts	NA	NA
Habitats	Improved grassland	No	Loss of habitat of negligible value	None proposed	Landscaping would enhance site for wildlife
Hedgerows	Hedgerow along boundary with road	No	Loss of section to improve access	Translocation/replanting of section	Additional planting of native species would enhance site
Breeding Birds	Potential for birds to nest in vegetation	No	Potential disturbance/ displacement/injury/killing through works	Avoid works during bird breeding season	Bird box

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Bats	Bats likely to use site to commute & forage – records within 500m	No	Potential disturbance/ displacement through occupation	Lighting condition	Bat roosting provision
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Test of Likely Significant Effects?	No	Appropriate Assessment?	No
Need to contact NRW?	No	Management Plan?	No
Section 106 Requirement?	No	European Protected Species Licence required?	No

Comments
<p>The site is an improved grassland of low ecological value. A section of the hedgerow along the boundary with the road will be removed to create access and improve visibility – it should be translocated behind the visibility splay to ensure there is no net loss in the length or species diversity of the feature. No vegetation should be removed during the bird breeding season. Planting a hedgerow along at least one other boundary would enhance the site for wildlife. A landscaping plan should be submitted, detailing plans to translocate the hedgerow, and any additional planting.</p> <p>Any external lighting must be kept to a low level to allow bats, and other nocturnal species, to continue to use the area around the site.</p>

Ecologist Advice
Should Development Management be minded to approve this application, we request that the following conditions are included in the Decision notice

Conditions (including enhancements)
<ol style="list-style-type: none"> 1. No works or development shall take place until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail access layout and visibility splay in line with Highways requirements in order to demonstrate their compatibility with the retention of existing trees and hedges. Should any trees or sections of hedgerows need to be removed, the plan must include proposals for compensatory planting or translocation demonstrating no net loss in such features. All landscaping in the approved scheme shall be completed within 12 calendar months of commencement of the development or in such phases as may be agreed in writing with the Local Planning Authority. 2. No vegetation clearance shall take place at any time within the bird breeding season (March 1st to August 31st inclusive) unless and until the developer submits written confirmation from a suitably qualified ecologist to the Local Planning Authority that a survey has been undertaken and found that there are no breeding birds, their young, nests or eggs that would be disturbed by the works to be carried out. If breeding birds, their young or eggs are found, no works may take place until the bird breeding season is completed or they have left the nest and there is no evidence of their

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returning.

3. The development shall provide ecological enhancements in the form of at least one bat box or at least one bird box in a suitable location on the development site before the development is brought into use and remain thereafter in perpetuity.
4. Any exterior security or decorative lights shall be less than 3 m from the ground, and fitted with hoods to direct the light below the horizontal plane, at an angle of less than seventy degrees from vertical, and shall not be fixed to, or directed at, bat boxes or gables or eaves. Lighting must be less than 3 lux at ground level and there shall be no light splay exceeding 1 lux along buildings, eaves or roof or adjacent hedgerows or trees. Any lighting shall be Passive Infrared (PIR) triggered.

Reason(s)

1. To provide ecologically valuable landscaping in line with LDP policies DM06 and DM10 and to protect trees, hedgerows, banks and native biodiversity in line with LDP policies DM06, DM10 and DM20.
2. To avoid adverse effects on protected species (breeding birds) in line with TAN 5.
3. To enhance biodiversity in line with LDP policies DM06, DM14 and DM15.
4. To avoid adverse effects on European protected species (bats) in line with TAN 5.

Informative

1. Any excavations should be covered at night or fitted with escape ramps to allow any trapped animals to escape.
2. Works should be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

If approved as is (incorporating these conditions), will there be a significant impact on biodiversity?

No