

**Ymgynghoriad / Consultation**

**Ymgeisydd / Applicant** Aled Edwards

**Y Bwriad / Proposal** Construction of a holiday let to include the demolition of existing barn

**Safle / Location** Pantyblawd, Llanio Road, Tregaron

**Swyddog/Case Officer** Rosalie Metcalfe

**Rhif y Cais/Application No.** A180335

**Ecologist responding** Liz Probert

**National Resources Wales Response Expected** No **Received (Date):** -

<b>Ecological Feature</b>	<b>Present / potential? Record/Survey?</b>	<b>Further survey required</b>	<b>Are these likely to be affected and how?</b>	<b>Mitigation / Compensation? Further required?</b>	<b>Enhancements</b>
<b>Statutory Designations within 2km</b>	Afon Teifi SAC/SSSI (approx. 138m)	No	Negligible likelihood of impacts if best practice guidance followed	NA	NA
<b>Breeding Birds</b>	Potential for birds to nest in or on building	No	Potential disturbance/ displacement/injury/killing through works	Avoid works during bird breeding season	Bird box
<b>Bats</b>	Negligible potential for bats to roost in building. Bats likely to use site to commute & forage – records within 500m of site.	No	Potential disturbance/ displacement/injury/killing through works	Bat informative Lighting condition	Bat roosting provision

# Ecology Response

04 May 2018

<b>Test of Likely Significant Effects?</b>	No	<b>Appropriate Assessment?</b>	No
<b>Need to contact National Resources Wales?</b>	No	<b>Management Plan?</b>	No
<b>Section 106 Requirement?</b>	No	<b>European Protected Species Licence required?</b>	No

## Comments

The barn has negligible potential to support a bat roost – however care must be taken during works. In the unlikely event a bat is found before or during demolition, works must cease and NRW or a licenced ecologist must be contacted for advice on how to proceed. The barn should not be demolished during the bird breeding season as it is highly likely to be used by breeding birds.

Despite the proximity to the Afon Teifi SAC, it is not expected that this development will have an impact on the protected site, provided works are carried out using best practice advice, and provided external lighting is kept to a low level. The installation of a bat or bird box on the site will enhance the site for wildlife.

## 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)

1. 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 roost access points or gables or eaves. Lighting must be less than 3 lux at ground level and there shall be no light splay along building, eaves or roof or adjacent hedgerows or trees.
2. 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. The exact location and full details of the bat or bird provision shall be agreed in writing by the Local Planning Authority prior to occupation. The development shall be carried out in accordance with the approved details.
3. No development works 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 returning.

# Ecology Response

04 May 2018

<b>Reason(s)</b>	<ol style="list-style-type: none"><li>1. To avoid adverse effects on European protected species (bats) in line with TAN 5.</li><li>2. To enhance biodiversity in line with LDP policies DM06, DM14 and DM15.</li><li>3. To avoid adverse effects on protected species (breeding birds) in line with TAN 5.</li></ol>
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<b>Informative</b>
<ol style="list-style-type: none"><li>1. If any bats are encountered during works, the development must stop immediately and Natural Resources Wales (NRW) contacted for advice on Tel: 03000653000.</li><li>2. If birds are creating or using nests on any vegetation to be removed or otherwise affected by the development before or during works then works must stop until the bird breeding season is completed or they have left the nest and there is no evidence of them returning.</li><li>3. Works should follow best practice advice given in the relevant sections of the PPG5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the Gov.uk website: <a href="https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg">https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg</a></li></ol>

<b>If approved as is (incorporating these conditions), will there be a significant impact on biodiversity?</b>	No
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