

Ein cyf/Our ref: CAS-248378-L8B5  
Eich cyf/Your ref: 2023/01224/FUL

The Vale of Glamorgan Council  
Docks Office  
Barry Docks  
Barry  
CF63 4RT

Dyddiad/Date: 20 February 2024

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: TWO STOREY REAR EXTENSION**

**LLEOLIAD/LOCATION: WESTWINDS, ST. ANDREWS ROAD, DINAS POWYS**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC) / Natural Resources Wales (NRW) about the above, which we received on 01 February 2024.

**We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding European Protected Species. If this information is not provided, we would object to this planning application. Further details are provided below.**

**European Protected Species**

We have reviewed 'West Winds, Dinas Powys CF64 4AS Ecology' produced by Sunder Architects, dated January 2024. We note that the document confirms a number of bat species are present, including maternity roosts of brown long eared bats and common pipistrelle bats and day roosting by serotine.

Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017. Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- The development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest,

- including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- There is no satisfactory alternative; and
- The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that your Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any bats on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

The Ecology document refers to the principles of mitigation and compensation to be delivered, however we note that there is little information about current roost locations, or an impact assessment. In addition, we note that bat mitigation is not shown on relevant drawings. Therefore, we advise that this information is translated into a mitigation strategy for bats.

As the building is proposed to be highly glazed, we also advise an assessment of the potential impacts of artificial lighting on light sensitive species and measures to minimise this is included in the mitigation strategy.

We recommend that the mitigation strategy includes the following information:

- Details of the survey, survey results
- An assessment of the impacts on each bat roost
- Details of Mitigation/compensation appropriate to the species affected cross referenced to and shown on relevant annotated drawings
- Measures to minimise light spillage on bat roost areas
- Any other measures to ensure the success of mitigation/compensation, including habitat retention/provision for flight lines.

## **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,

**Ryan Rees**

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

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.