

Gwyn Humphreys

From: Imogen Zulver
Sent: 25 April 2023 13:47
To: Gwyn Humphreys
Cc: Simon Pemberton
Subject: RE: P/2023/0135 [LICH-DMS.FID220343]

Thanks Gwyn

The site already benefits from full planning permission for residential development to which the three tests set out in the Conservation of Habitats and Species Regulations 2017 have already been satisfied. Please can you explain to NRW that the mitigation measures have already been approved by NRW for the site and that we are only seeking new planning permission for a limited package of enabling works with the view that the detailed planning permission for residential development will be implemented in due course? For your reference, I attach the Appeal decision for the outline application which states that "Natural Resources Wales had no objection to the proposal and indicated that the updated Ecological appraisal and Protected Species Report satisfactorily addresses outstanding issues in respect of bats" and the consultee response from the reserved matters application which confirms no objection from NRW. The ecological report was only re-submitted as part of the current application for validation purposes / completeness and there has been no material change in circumstance which would alter the previous assessment.

In terms of lighting, I will speak to my client regarding lighting during construction phase given planning permission is sought for enabling works only. Please can you explain to NRW that the application does not seek permission for the operation phase of the development and thus would not be able to secure the approval of a post development lighting plan through this application? In terms of future management, there is already a condition on the reserved matters approval for residential development which requires the submission of a Landscape Management Plan.

In terms of foul drainage considerations, the current planning application proposes no connection to the foul drainage infrastructure and would therefore not increase the volume of foul discharge from the site.

I trust this is ok but please can you let me know if there is any issue with the above?

Kind regards

Imogen

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