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21/12/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: DISCHARGE OF CONDITIONS 3 (ECOLOGY), 4 (MANAGEMENT OF BAT HABITAT) AND 8 (BAT FRIENDLY LIGHTING) OF PLANNING PERMISSION P/2016/0431

LLEOLIAD / LOCATION: BRYN FARM, GREDINGTON ESTATE, BRYN LANE, HANMER, SY13 3DS

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 30/11/2021.

We have concerns with the application as submitted. We do not recommend your Authority discharges conditions 3, 4, and 8 for the following reasons.

Condition 3 - Ecology

We note the submission of an ecological report (Grey, R. (2021) Timetable for Implementation of Approved Mitigation Strategy: Bryn Farm, Gredington Estate, Hanmer. Etive Ecology. Unpublished) for the purposes of discharging Condition 3.

We consider that the submitted timetable fails to consider the implication of our concerns associated with the discharge of Conditions 4 and 8 (see below) and the time required to determine European Protected Species (EPS) licence applications (now 40 working days).

In these circumstances, the condition 3 submission therefore appears to be both premature and unsatisfactory.

Condition 4 - Management of Bat Habitat

We note the submission of an ecological report Grey, R. (2021). Scheme for Monitoring, Auditing and Compensation Measures: Bryn Farm, Gredington Estate, Hanmer. Etive Ecology Limited. (Unpublished) for the purposes of discharging Condition 4.

The 2016 report stated that the building has “High” Bat Roost Potential (BRP) and that common pipistrelle, brown long-eared and whiskered/Brandt’s bats were recorded in 2010. The numbers of bat [per species] are not stated. The functionality of roost type is not defined. The 2016 report confirms that three bat roosts will be lost.

The proposed monitoring is materially linked to consideration of (and evidencing) long term prospects for bats at the site. Consequently, when taking into account the definition of favourable conservation status requiring consideration of multiple generations, we consider the component long term surveillance proposal to be unsatisfactory.

With regards to ecological auditing, no key performance indicators are included in the submission. Therefore, we are uncertain as to what constitutes compliance in terms of delivery.

The ecological report includes a section on long-term management/maintenance. The submission states that full details of long-term measures will be provided within the bat licence application. Consequently, limited detail has been provided in the planning submission. We are therefore of the opinion that inadequate details have been provided to discharge long term provisions of this condition.

In these circumstances, we advise the submission to be unsatisfactory for the purposes of discharging condition 4.

In respect of this component provision, we advise the submission of a long-term site management plan (for a duration of no less than 25 years – not 2 as proposed) that includes:

- a) Defined aims and objectives for each species of bat recorded in 2010 and as updated,
- b) Habitat management and building maintenance prescriptions,
- c) Contingency measures/prescriptions if identified aims and objectives are not being achieved,
- d) Liaison and awareness raising with the future residents,
- e) Licensing requirements for undertaking building maintenance, habitat management and surveillance,
- f) Current and any proposed changes to tenure of the dedicated bat roosts and associated habitats,
- g) Use and applications of any restrictive covenants,
- h) Persons or bodies responsible for undertaking maintenance, management and surveillance together with associated required skills, competencies and licences,
- i) Reporting requirements; and
- j) Proposed dates for updating or revising the management plan.

Condition 8 – Lighting

In relation to condition 8, the applicant has submitted a bat specific lighting guidance plan by Leigh Ecology limited (undated).

The plan states that it provides an outline specification for bat friendly lighting. We advise that the submission requires further detail to be provided.

The plan states “that all lighting units should be shrouded in order to direct lighting onto the lower building and floor and that outer building lighting should be on a timer”. In our opinion, these specific provisions are not enforceable owing to the inclusion of the word “should”.

No detailed lighting plan or associated plan identifying dark corridors has been provided.

Consequently, the submission is unsatisfactory for the purposes of discharging condition 8.

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,

Garmon Lewis

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