

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 01 December 2015 14:50
To: planning_admin
Subject: P/2015/0893 - Hilbre, Marford Hill NRW:00960265

Dear Sir/Madam,

Thank you for consulting us on the above application.

Bats are protected under the Wildlife and Countryside act 1981 (as amended), the Countryside and Rights of Way Act 2000 and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended).

From the information provided to date, NRW consider it unlikely that the structure which is to be altered will accommodate a bat population as the structure does not look suitable for roosting. However, as there has not been a full survey of the property, their presence can not be ruled out. **We recommend that you consult your own ecological advisers as to whether a bat survey is required.** The following should be taken into consideration whilst alterations takes place to ensure no hibernating/resting bats are disturbed or injured during the proposed works.

- All roofing material should be removed with care by hand
- Door and window frames should be removed with care
- Internal structural members should be removed with care

The applicant should be advised that should bats be discovered at any stage during the works, all work should stop immediately and NRW contacted for further advice.

We do not believe that the proposal will adversely impact the adjacent Marford Quarry SSSI.

Please note that we have not considered possible effects on all species and habitats (including nesting birds) listed in section 42 of the Natural Environment and Rural Communities (NERC) Act 2006, or on the Local Biodiversity Action Plan or other local natural heritage interests. To comply with your Authority's duty under section 40 of the NERC Act, to have regard to conserving biodiversity, your decision should take account of possible adverse effects on such interests.

We recommend that you seek further advice from your Authority's internal ecological adviser and/or nature conservation organisations such as the local Wildlife Trust, RSPB, etc. The Wales Biodiversity Partnership's web site has guidance for assessing proposals that have implications for section 42 habitats and species (www.biodiversitywales.org.uk).

The proposal is within or may affect a Landscape of Outstanding/Special Historic Interest. While this is not a statutory designation, chapter 6 of Planning Policy Wales (PPW) states that it is a material consideration in the planning process and must be given due regard when reaching a determination.

Kind Regards,

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