

Taflen Ddiweddaru

Agenda Item no. 5 Determination of Planning Applications

Item	App. No.	Site Location	Officer Rec.
1	2020/0434/FUL	The Poplars , Pontlliw, Swansea	Approve

1. Delete the following section of paragraph 5 of page 50:

"It is recommended therefore that a condition be imposed to ensure the recommendation of this report are carried out during the development, but no development commences until a European Protected Species licence has been obtained from NRW".

The Dear Chief Planning Officer letter (1st March 2018) has confirmed that it is not necessary to condition the requirement for an EPS licence to be obtained. This matter is dealt with through separate legislation. Informative 12 advises the applicant that an EPS licence is required.

2. Comments have now been received from the Council's Ecologist in regards to the Reptile Mitigation Strategy.

Replace Paragraph 4 of page 51 which reads:

"It is recommended that a condition be imposed to require the development to be undertaken with regards to the recommendations in this report. In addition, both NRW and the Ecologist recommend that a Reptile Mitigation Strategy is prepared for this development and a condition to this effect would be attached to any grant of consent".

With:

"It is recommended that a condition be imposed to require the development to be undertaken

with regards to the recommendations in this report. The submitted Reptile Mitigation Strategy has been reviewed by the Council's Ecologist and the Strategy is considered to be acceptable subject to a condition (see condition 23) for an updated timetable and details of the receptor site enhancements."

3. Following comments received from the Council's Ecologist as noted above, paragraph 5 page 52 is **deleted**:

"At the time of writing no response has been received from the Council's ecologist in relation to the submitted Reptile Mitigation Strategy. On the basis the Strategy has been produced by a chartered ecological consultancy (Wildwood Ecology) it is recommended that the mitigation measures within the Strategy are secured by a condition, which shall include the submission of an updated timetable for the mitigation works".

4. Delete the following requirements from condition 25 (LEMP) as matters relating to mitigation and monitoring of protected species are covered under the EPS licence regime:

- *Details of the financial measures to secure ongoing maintenance of the bat house and dormice mitigation areas, associated habitat management and species monitoring provisions;*
- *Details of the long-term management and maintenance of the bat house and dormice mitigation areas, associated habitat and species monitoring provisions.*
- *Details of the methods and triggers for action to be undertaken*
- *Timescales for the long term monitoring and curtailment mechanisms.*
- *Timescales for submission of monitoring reports to the LPA e.g. annually*
- *Details of any necessary contingency and remedial actions and timescales for actions*
- *Details confirming that the contingency and remedial actions have been carried out*

Condition 25 now reads:

No development or phase of development, shall commence until a Landscape Ecological

Management Plan for the provision, management and maintenance of the landscape and ecological features at the site, has been submitted to and approved by the Local Planning Authority. The LEMP should include:

- Details of habitats, landscape, environmental and ecological features present or to be created at the site
- Details of the desired conditions of features (present and to be created) at the site
- Details of scheduling and timings of activities
- Details of short and long-term management, monitoring and maintenance of new and existing landscape, environmental and ecological features at the site to deliver and maintain the desired condition
- Details of monitoring of landscape and ecological feature
- Details of replacement measures should any landscape or environmental features die, be removed or become seriously damaged or diseased within 25 years of completion of development
- Details of management and maintenance responsibilities
- Details of timescales, length of plan, the method to review and update plans (informed by monitoring) at specific intervals as agreed.
- Details of the definition and management of the proposed areas of open space.

The LEMP shall be carried out in accordance with the approved details.

Reason: A LEMP should be submitted to ensure necessary landscape and environmental management measures are agreed prior to commencement and implemented to ensure the site's landscape and environmental features are adequately managed long term.