

## Habitats and Flora

- 3.6. The development has been designed to avoid impacts and is mainly centred on areas of hardstanding, the building, ruderal vegetation, modified grassland and introduced shrub. These habitats are of negligible ecological importance, and specific mitigation is not required for their loss.
- 3.7. The scattered broadleaved trees and broadleaved woodland are considered to be of up to local ecological importance and as such are being retained. The planting of native trees and shrubs, as well as amenity grassland, is expected to overall enhance the site for biodiversity, in line with the Welsh government's net benefit for biodiversity (NBB) approach and Policy SP10 of the Caerphilly County Borough Council Local Development Plan (LDP).
- 3.8. Part of a stream flows through the northeast corner of the site. During the construction phase of the proposed development, there could be potential impacts to the stream via chemical run-off, noise/vibration impacts, dust etc. Standard best practice pollution prevention is expected to be incorporated into a CEMP. These potential impact pathways will therefore be controlled and impacts to the stream avoided.

## Protected and Notable Species

### Amphibians

- 3.9. The ruderal vegetation, modified grassland, bramble scrub and broadleaved woodland offer habitat suitable to support a low number of common amphibians, including common toad which is listed as a protected species under Section 7<sup>6</sup> of the Environment (Wales) Act 2016 and therefore a material consideration in planning.
- 3.10. Removal of suitable terrestrial habitat for amphibians on-site is not anticipated as part of the proposals. If however suitable areas of habitat such as the longer modified grassland in the south and east of the site or areas of bramble scrub are to be removed, there would be potential for harm to these species if present during construction activities.
- 3.11. It is therefore recommended that any vegetation clearance on site is done under precautionary working methods. These should be conducted under the supervision of a suitably qualified Ecological Clerk of Works (ECoW) to manage the residual risk in the unlikely event an amphibian is encountered during the clearance works. This would be controlled through the production of a CEMP.

### Bats

- 3.12. As European protected species, all UK bats receive legal protection in Wales under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). In addition, planning policy set out in Planning Policy Wales (February 2024) requires planning authorities to consider bats when determining

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<sup>6</sup> List of the living organisms of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales under Section 7 of the Environment (Wales) Act 2016



planning applications and to ensure that development proposals do not lead to an adverse effect on the conservation status of bat or other protected species.

### **Bat Activity**

- 3.13. The site has low suitability for commuting and foraging bats by virtue of its habitats and its location within an urban setting, although the ruderal vegetation, bramble scrub, modified grassland, broadleaved trees and woodland offer some suitability. The habitat of greatest suitability for foraging and commuting bats is the broadleaved woodland, all of which is to be retained as part of the proposals, maintaining the site's connectivity with suitable off-site habitat to the east and south.
- 3.14. The site is already subject to high levels of artificial lighting at night and has negligible suitability to support foraging and commuting bats. Notwithstanding this, a lighting scheme should be designed (in accordance with BCT guidance note 08/23<sup>7</sup>) to ensure lighting levels post-construction are not greater than current levels and direct lighting of retained and proposed vegetation, particularly surrounding the woodland in the east and the off-site line of trees and riparian corridor to the west, should be avoided. This would also be detailed within the CEMP.

### **Roosting Bats**

- 3.15. Building B1 was assessed as having low suitability to support roosting bat. As the building is to be demolished as part of the proposals, it has been recommended to undergo one further bat emergence survey to confirm the presence or likely absence of bats, in line with good practice guidance<sup>8</sup>. This survey must be carried out during the optimal bat survey season (May to August, inclusive). The results of this survey will be detailed in an updated report, prior to determination.
- 3.16. To enhance the site for roosting bats, two bat boxes (Vivara Pro Woodstone Bat Box, or similar) are recommended to be incorporated within scheme in suitable locations determined by an ecologist by either using integrated bat boxes on the proposed supermarket building or externally erected bat boxes on retained trees or the proposed building (expected to be secured via a suitably worded planning condition), in line with the Welsh government's NBB approach and Policy SP10 of the Caerphilly County Borough Council LDP.

### **Birds**

- 3.17. All breeding birds, their nests, eggs and young are protected under the WCA 1981 (as amended), which makes it illegal to knowingly damage or destroy a nest site while it is in use or being built. Species listed under Schedule 1 of the WCA 1981 are afforded additional protection from disturbance while breeding.
- 3.18. Habitats within the site, namely the building, introduced shrub, bramble scrub, scattered trees and broadleaved woodland, have potential to support nesting birds. All active nests are protected by the WCA; therefore, vegetation clearance/works to any buildings should be

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<sup>7</sup> Bat Conservation Trust 'Bats and Artificial Lighting at Night' ILP Guidance Note

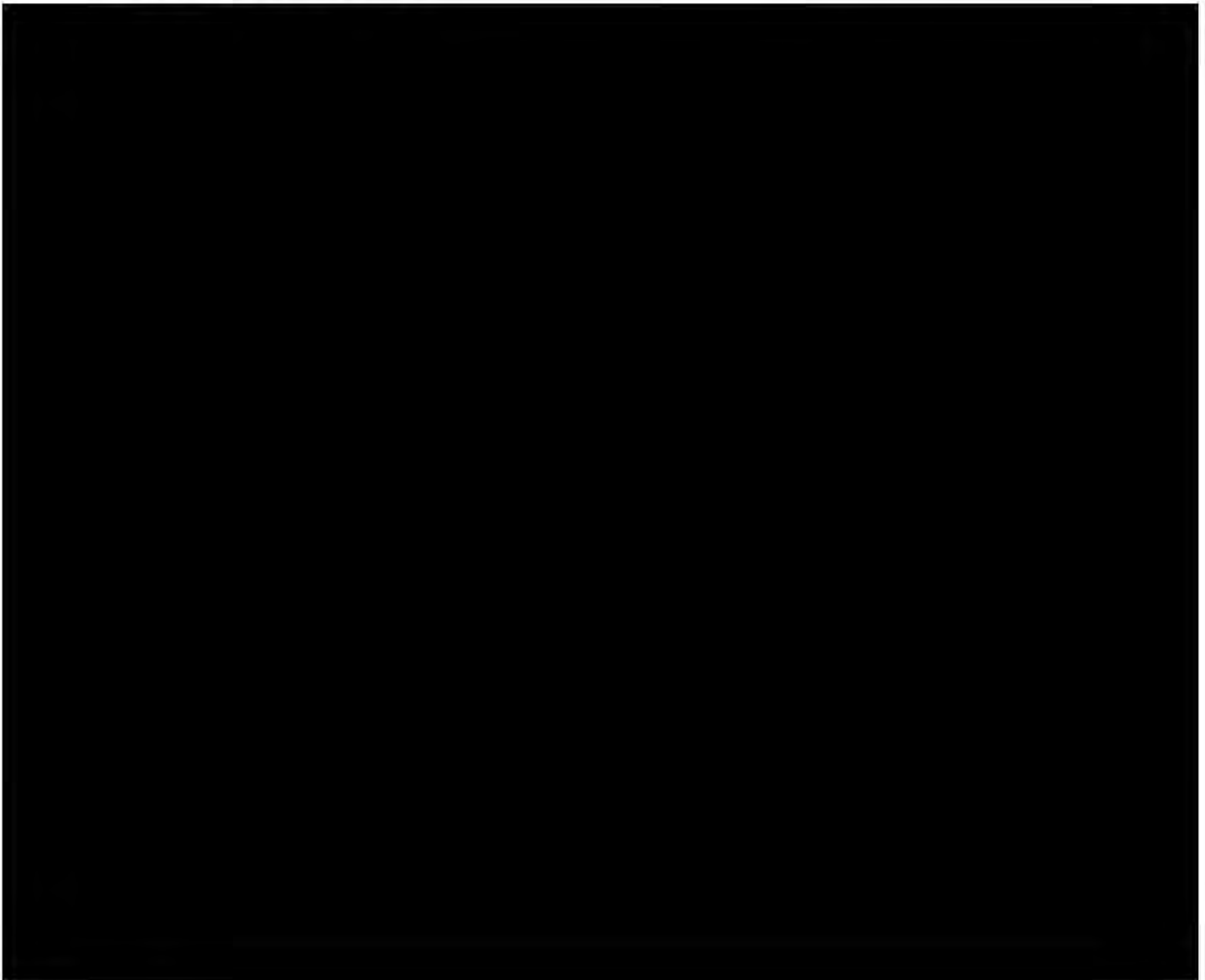
<sup>8</sup> Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London. ISBN=978-1-7395126-0-6





undertaken outside of the nesting bird season (typically March-August inclusive, however, this time frame is not defined in law and some species of birds will nest all year round).

- 3.19. If this is not possible, an ECoW must first undertake a check of the area to be cleared for signs of active nests. If found, they will set-up an appropriate buffer (minimum 5 m) where no works can be undertaken until the nest becomes inactive or the young birds have fledged. These measures should be incorporated into a CEMP.
- 3.20. The site will be further enhanced for nesting birds through the planting of native trees and through the incorporation of bird boxes, such as the 10B Schwegler Woodcrete Swallow Nest, into the scheme design. These enhancements are in line with Policy SP10 of the Caerphilly County Borough Council Local Development Plan and could be controlled through a Landscape and Ecological Management Plan (LEMP).
- 3.21. Providing the above measures are followed, no adverse impacts on birds are anticipated as a result of the development.



## Eurasian Otter

- 3.25. Otters are a European Protected Species under the Conservation of Habitats and Species Regulations 2017, making it an offence to deliberately kill, injure, disturb or capture them.
- 3.26. Although the banks of the stream and immediately adjacent habitat are considered sub-optimal for otter holts or resting places, it cannot be ruled out that the habitat to the north and east of the stream (outside the site boundary) could support an otter holt. Therefore the proposed development, specifically the creation of a new headwall on the southern bank of the stream, could have a direct impact on otters, if utilising the site, in the absence of mitigation measures.
- 3.27. Otters that may be utilising this section of the stream within and adjacent to the site could be subject to disturbance as a result of the proposed development. Therefore, as a precaution and to mitigate against possible disturbance from increased levels of noise and pollution during construction works, the implementation of a CEMP detailing noise and dust pollution mitigation measures will be provided.
- 3.28. In order to further minimise disturbance, a buffer of a minimum of 10 m from the stream (where construction should not occur) is recommended; fencing around this area would prevent otters from accessing the site during construction, and prevent works encroaching on the area surrounding the stream. Where the works to the southern bank of the stream are proposed to add a new headwall, the a precautionary method of works will be required, including a check of the banks and surrounding area for holts and/or evidence of otters prior to the commencement of works.
- 3.29. Pollution prevention measures will need to be in place, and at a high level will involve measures to control dust and run off, as well as specific measures such as standing machinery having drip trays placed underneath to prevent oil and fuel leaks causing pollution. And where practicable, refuelling of vehicles and machinery will be carried out in one designated area, on an impermeable surface, and well away from the watercourse.
- 3.30. Furthermore, as with bats, a sensitive lighting strategy is recommended to ensure no additional lighting on the stream, therefore maintaining it as a dark corridor and allowing otters to continue to commute and forage along it. Works in close proximity to the stream occurring during the hours of darkness, within 2 hours of sunrise and 2 hours before sunset, should be avoided. This can be reduced to one hour between November and February, inclusive, due to the limited daylight available in a standard working day.

## Reptiles

- 3.31. Habitats within the site, namely the grassland and ruderal vegetation, offer some limited opportunities for reptiles. However, given the current use of the site, reptiles surveys are not considered necessary, on the assumption that only small numbers of common reptiles would be present.





- 3.32. The proposed development will not require the removal of areas of suitable habitat for reptiles. Should this change however and suitable areas of vegetation require removal to facilitate the development, a reptile precautionary method of working would be recommended on the assumption that small numbers of common reptile species may be present. This would involve phased vegetation clearance under the supervision of a competent ECoW. The first phase would be careful strimming vegetation to approximately 150 mm above ground level. This would then be left for 24 hours to encourage any reptiles present to move away from the works area. The second phase would comprise a fingertip search followed by strimming to ground level and rendered as bare ground. The ECoW would translocate any reptiles discovered to a suitable location outside of the works area.

### **West European Hedgehog**

- 3.33. The ruderal vegetation, modified grassland, bramble scrub and broadleaved woodland offer suitable shelter and foraging habitat for hedgehogs.
- 3.34. Hedgehog is listed as a protected species under Section 7 of the Environment (Wales) Act 2016, with a declining population in the UK<sup>9</sup>. Consequently, they are a material consideration within the planning process, as Section 40 of the NERC Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. To demonstrate due care for this protected species, basic mitigation measures will be adhered to during the construction and operational phases, namely:
- Any proposed fencing will have a 150 mm x 150 mm opening at its base level to maintain connectivity for hedgehogs which may be using the site;
  - Ensure any mounds of freshly dug soil, woodchip or other vegetation are flatted prior to works finishing overnight to prevent hedgehogs sheltering within these features;
  - Any hedgehogs encountered on site should be allowed to move off of their own accord.
  - If this is not feasible, they should be moved via a heavy-duty gloved hand to a safe area on or off site, where no construction activity is occurring; and
  - In the event that any vegetation clearance is required within hedgehog hibernation season (generally considered to be October to April, inclusive) it is recommended that a pre-start check to carried out to avoid killing or injuring hibernating hedgehogs during the construction phase.
- 3.35. Providing the above mitigation measures are adhered to, it is considered that the development would not trigger legislation surrounding this species.

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<sup>9</sup>Wilson & Wembridge, 2018. The State of Britain's Hedgehogs [Online]. Available at: [https://www.hedgehogsbreed.org/wp-content/uploads/2018/02/SoBH-2018\\_final.pdf](https://www.hedgehogsbreed.org/wp-content/uploads/2018/02/SoBH-2018_final.pdf)



## Section 4: Net Benefits for Biodiversity

- 4.1. Biodiversity within Wales is considered with respect to its contribution to achieving ecosystem resilience, which is based on five attributes specified in the Environment (Wales) Act. These attributes are Diversity, Extent, Condition, Connectivity and Aspects of ecosystem resilience (DECCA). The definitions of these are as follows:
- Diversity: maintaining and enhancing diversity at every scale, including genetic, structural habitat and between-habitat levels.
  - Extent: incorporating measures which maintain and increase the area of semi-natural habitat/features and linkages between habitats.
  - Condition: the condition of an ecosystem is affected by multiple and complex pressures acting both as short term and longer-term types of disturbance. Both direct and wider impacts should be considered, for example avoiding or mitigating pressures such as climate change, pollution, invasive species, land management neglect etc.
  - Connectivity: refers to the links between and within habitats, which may take the form of physical corridors, stepping stones in the landscape, or patches of the same or related vegetation types that together create a network that enables the flow or movement of genes, species and natural resources. Developments should take opportunities to develop functional habitat and ecological networks within and between ecosystems, building on existing connectivity.
  - Aspects of ecosystem resilience (adaptability, recovery and resistance): ecosystem resilience is a product of the above four attributes. Adaptability, recovery and resistance to/from a disturbance are defining features of ecosystem resilience.
- 4.2. The net benefit for biodiversity (NBB) approach by the Welsh Government puts emphasis on proactive consideration and wider ecosystem benefits. In the context of the proposed development, impact to the scattered trees, broadleaved woodland and stream will be avoided and losses of small areas of introduced shrub and modified grassland will be compensated for through native tree and shrub planting.
- 4.3. Policy SP10 of the Caerphilly County Borough Council LDP also requires developments to 'protect, conserve, enhance and manage the natural heritage of the County Borough' within both the rural and built environment (see **Appendix 1**). A development may do this by maintaining and enhancing existing important biodiversity features such as trees and by incorporating new features either on- or off-site.
- 4.4. Details of habitat establishment and long-term management will be provided through the production of a Habitat Management and Monitoring Plan (HMMP). The HMMP would set out the prescriptions for the establishment and maintenance of the habitats on site for 30 years.





## Section 5: Conclusions

- 5.1. With the implementation of the mitigation and enhancements described in **Section 3**, it is considered that the proposed development will conform with relevant legislation, national planning policy and local planning policy as detailed in **Appendix 1**.
- 5.2. No impacts on statutory or non-statutory designated sites are considered likely as a result of the development. No impacts on the stream running through the site are anticipated, provided standard best practice is followed to control impacts via air, run-off, and other pollutants. These are to be incorporated into a CEMP.
- 5.3. The building on-site was assessed as having low suitability to support roosting bats and is therefore recommended to undergo one bat emergence survey during the optimal bat active season (May to August, inclusive). The need for further specific mitigation measures for bats will be informed by this survey, and submitted as an addendum report.
- 5.4. In order to comply with national and local planning policy on achieving a net benefit for biodiversity, planting of shrubs and trees on-site is to be included as part of the proposed development.
- 5.5. It has been recommended that proposed mitigation and enhancements are secured through the production of a CEMP, a LEMP and a sensitive lighting strategy. These can be secured through suitably worded planning conditions.



# Appendix 1: Legislation and Planning Policy

## Legislation

A1.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:

- The Environment (Wales) Act 2016;
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Countryside and Rights of Way (CRoW) Act 2000;
- The Natural Environment and Rural Communities Act (NERC) 2006;
- The Hedgerows Regulations 1997; and

A1.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017 (as amended).

A1.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.

A1.4. The CRoW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

## National Planning Policy

### Planning Policy Wales (PPW), February 2024

A1.5. Planning Policy Wales (PPW) was updated in February 2024 and sets out the Government's planning policies for Wales and how these should be applied. It includes provision for Net Benefits for Biodiversity.





A1.6. Section 6.4 of PPW considers biodiversity and ecological network and states that *"the planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement."*

A1.7. *Addressing the consequences of climate change should be a central part of any measures to conserve biodiversity and the resilience of ecosystems. Information contained in SoNaRR, Area Statements and species records from Local Environmental Record Centres should be taken into account. Development plan strategies, policies and development proposals must consider the need to:*

- *Support the conservation of biodiversity, in particular the conservation of wildlife and habitats;*
- *Ensure action in Wales contributes to meeting international responsibilities and obligations for biodiversity and habitats;*
- *Ensure statutorily and non-statutorily designated sites are properly protected and managed;*
- *Safeguard protected and priority species and existing biodiversity assets from impacts which directly affect the nature conservation interests and compromise the resilience of ecological networks and the components which underpin them, such as water and soil, including peat; and*
- *Secure enhancement of and improvement to ecosystem resilience by improving diversity, condition, extent and connectivity of ecological networks.*

A1.8. The Biodiversity and Resilience of Ecosystems Duty (Section 6 Duty) states that *"planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity. In doing so planning authorities must also take account of and promote the resilience of ecosystems, in particular the following aspects:*

- *Diversity between and within ecosystems;*
- *The connections between and within ecosystems;*
- *The scale of ecosystems;*
- *The condition of ecosystems including their structure and function; and*
- *The adaptability to ecosystems.*

A1.9. *In fulfilling this duty, planning authorities must have regard to:*

- *The list of habitats and species of principal importance for Wales, published under Section 7 of the Environment (Wales) Act 2016;*
- *The State of Natural Resources Report (SoNaRR), published by Natural Resources Wales (NRW); and*



- *Any Area Statement that covers all or part of the area in which the authority exercises its functions.”*

A1.10. The broad framework for implementing the Section 6 Duty and building resilience through the planning system includes addressing: Diversity, Extent, Condition, Connectivity and Adaptability to change (DECCA).

A1.11. Section 6.2 specifies the need for a green infrastructure statement:

*“A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.”*

## Local Planning Policy

A1.12. The adopted Local Development Plan (LDP) for Caerphilly County Borough Council (up to 2021) was adopted in 2010. The LDP consists of three parts: a Written Statement, Appendices to the Written Statement and a Proposals Map. Preparation has commenced on the new 2<sup>nd</sup> replacement LDP.

### **Caerphilly County Borough Council Local Development Plan up to 2021<sup>10</sup> (adopted November 2010)**

A1.13. Policies relating to ecology and nature conservation are listed below.

A1.14. NH3 Sites of Importance for Nature Conservation (SINCs)

A1.15. SP10 Conservation of Natural Heritage

*The Council will protect, conserve, enhance and manage the natural heritage of the County Borough in the consideration of all development proposals within both the rural and built environment.*

A1.16. CW5 Protection of the Water Environment

*Development proposals will only be permitted where:*

- A) They do not have an unacceptable adverse impact upon the water environment, and*
- B) Where they would not pose an unacceptable risk to the quality of controlled waters (including groundwater and surface water),*

<sup>10</sup> Caerphilly County Borough Council Local Development Plan up to 2021 [Online] Available at: <https://www.caerphilly.gov.uk/caerphillydocs/ldp/written-statement.aspx> [Accessed 03/01/2024]





A1.17. CW6 Trees, Woodland and Hedgerow Protection

*Development proposals on sites containing trees, woodlands and hedgerows, or which are bordered by one of more such trees or hedgerows, will only be permitted provided that:*

- A) *Where arboricultural surveys are required, they are submitted and approved, including any mitigation, compensation or management requirements, as part of the planning application.*
- B) *Root systems will be retained and adequately protected for the duration of all development activity on site.*
- C) *Development proposals have made all reasonable efforts to retain, protect and integrate trees, woodlands or hedgerows within the development site.*
- D) *Where trees, woodlands or hedgerows are removed, suitable replacements are provided where appropriate.*

**Biodiversity Action Plan for Caerphilly<sup>11</sup>**

A1.18. The Biodiversity Action Plan (BAP) for Caerphilly County Borough outlines action plans for the following habitats and species:

Habitats	Species
<ul style="list-style-type: none"> <li>• Wetlands</li> <li>• Deciduous woodlands</li> <li>• Planted coniferous woodlands</li> <li>• Wildlife corridors</li> <li>• Species-rich grasslands</li> <li>• Common land</li> <li>• Coedcae / ffridd</li> <li>• Heathland</li> <li>• Post-industrial land</li> <li>• Urban habitats</li> </ul>	<ul style="list-style-type: none"> <li>• Amphibians</li> <li>• Great crested newt</li> <li>• Birds (including barn owl, bullfinch, buzzard, curlew, goshawk, green woodpecker, grey partridge, house sparrow, kestrel, lapwing, linnet, little owl, long eared owl, nightjar, peregrine falcon, reed bunting, skylark, song thrush, spotted flycatcher, tree sparrow, wetlands birds (dipper, grey wagtail and kingfisher), yellowhammer</li> <li>• Native Wild Fish (brook lamprey, brown trout, bullhead, common eel, salmon, sea trout, stone loach, three-spined stickleback)</li> <li>• [REDACTED]</li> <li>• Bats (brown long-eared, Daubenton's, greater horseshoe, lesser horseshoe, Natterer's, noctule, pipistrelle, whiskered/Brandt's)</li> <li>• Brown Hare</li> <li>• Dormouse</li> <li>• European Otter</li> <li>• Water Vole</li> <li>• Yellow-Necked Mouse</li> </ul>

<sup>11</sup> Biodiversity Action Plan for Caerphilly County Borough Volume 1: Overview and Habitat Statements [Online] Available at: <https://www.caerphilly.gov.uk/caerphillydocs/planning/biodiversity-action-plan-caerphilly-county-borough.aspx>  
 Biodiversity Action Plan for Caerphilly County Borough Volume 2: Species Action Plans [Online] Available at: <https://www.caerphilly.gov.uk/caerphillydocs/planning/biodiversity-action-plan-for-caerphilly-county-bor.aspx>



Habitats	Species
	<ul style="list-style-type: none"> <li>• Adder</li> <li>• Grass snake</li> <li>• Slow worm</li> <li>• Common lizard</li> <li>• Red wood ant;</li> <li>• Butterflies and moths (including bordered Gothic moth, , buttoned snout moth, double line moth, high brown fritillary butterfly, marsh fritillary butterfly, pearl-bordered fritillary butterfly and waved carpet moth)</li> <li>• White-clawed crayfish</li> </ul>





## Appendix 2: Methodology

### Data Search

- A2.1. A desk-based study was conducted whereby records of designated sites and records of protected and priority species were purchased and interrogated for the site and the surrounding landscape. The aim of the data search is to collate existing ecological records for the site and adjacent areas. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.
- A2.2. The following resources were consulted/contacted:
- Multi-Agency Geographic Information for the countryside (MAGIC) website<sup>12</sup>;
  - South East Wales Biodiversity Records Centre (SEWBRc)<sup>13</sup>; (Data received 25<sup>th</sup> October 2023);
  - Caerphilly County Borough Council website<sup>14</sup>;
  - Joint Nature Conservation Committee (JNCC) website<sup>15</sup>;
  - Ordnance Survey mapping; and
  - Google Maps, including aerial photography.
- A2.3. The following areas of search around the boundary of the site boundary were applied:
- 2 km for protected and priority species, national statutory designated and non-statutory sites; and
  - 10 km for European statutory sites.

### 'Extended' Phase I Habitat Survey

- A2.4. An 'extended' phase I survey was carried out on 21<sup>st</sup> November 2023 by Vicky King-Cline BSc MSc, a suitably experienced ecologist and qualifying member of CIEEM. The methods used during the walkover survey broadly followed methods used in an 'extended' phase I habitat survey<sup>16</sup> and entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group<sup>17</sup>.

<sup>12</sup> Multi-Agency Geographic Information for the Countryside (MAGIC) <https://magic.defra.gov.uk/> [Accessed 02/10/2023]

<sup>13</sup> South East Wales Biodiversity Records Centre <http://www.sewbrc.org.uk/>

<sup>14</sup> Caerphilly County Borough Council <https://www.caerphilly.gov.uk/main.aspx?lang=en-GB> [Accessed 03/01/2024] [Accessed 02/11/2023]

<sup>15</sup> <http://jncc.defra.gov.uk/ProtectedSites/> [Accessed 02/10/2023]

<sup>16</sup> Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.

<sup>17</sup> Butcher, B., Carey, P., Edmons, R., Norton, L. and Trawcek, J. (2020). UK Habitat Classification = Habitat Definitions V1.1



A2.5. Additionally, the habitats identified were evaluated for their potential to support legally protected and notable fauna species. Where access allowed, adjacent habitats were also considered in order to assess the site within the wider landscape and to provide information with which to assess possible impacts within the context of the site boundary.

**Limitations**

A2.6. The phase I survey was undertaken outside the optimal botanical season, and so some plant species may have been missed owing to them not being in flower. It is considered that the habitats recorded are still accurate given the level of evidence present at the time of survey.

**Preliminary Bat Roost Assessment (PBRA)**

A2.7. A PBRA was undertaken on trees and buildings of relevance to this assessment. The assessment was undertaken on 21<sup>st</sup> November 2023 in conjunction with the phase I habitat survey. All surveys were daytime inspections and the conditions for all surveys was considered optimal. All trees and buildings were inspected from the ground using a wireless inspection camera (Ferret Pro) for accessible features. In relation to trees, such features may include woodpecker holes, frost cracks, deadwood, knot holes and limb wounds.

A2.8. The potential of each tree and building at the site and immediately adjacent to the site to support roosting bats have been categorised against the criteria described in **Table A2.1**.

**Table A2.1: Roost Assessment Criteria<sup>18</sup>**

Potential Suitability	Description of Roosting Habitats in Structures
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).

<sup>18</sup> Adapted from Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th Edition), The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6





Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the characterisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.

A2.9. Results of the PBRA are shown in **Section 2** of this report.

## Evaluation

A2.10. The evaluation of habitats and species is defined in accordance with published guidance<sup>19</sup>. The scale of importance of each ecological feature is assigned within a defined geographical context, namely international and European, national, regional, county, and local. Below these are features considered to be of negligible importance.

A2.11. Consideration will also be given to legally protected or controlled species which are ‘important features’ in the context of this assessment, for which mitigation measures are required to ensure legal compliance, regardless of their geographic scale of importance. Thus, it is possible for a feature of negligible ecological importance to be legally protected and hence require mitigation.

A2.12. Evaluation is based on various characteristics that can be used to identify ecological features likely to be important in terms of biodiversity. These include site designations (such as Sites of Species Scientific Interest (SSSIs), or for undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological feature. In terms of the latter, quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

## Impact Assessment

A2.13. The assessment of impacts identifies impacts and their effects as a result of the proposed development on important ecological features. This includes consideration of impacts at all relevant stages of the development, including construction and operation/occupation. The assessment includes reference to legislation and policy, and supplementary planning guidance where relevant.

<sup>19</sup> CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.



## Application of Mitigation Hierarchy

A2.14. Application of the mitigation hierarchy is fundamental to the ecological impact assessment process. This requires consideration of the following measures, in order of priority, for all potential impacts, to determine the most appropriate mitigation, compensation and enhancement strategy for the project. This is taken into account within **Section 3** of this report and set out below:

- Avoidance – measures to avoid harm to ecological features (set out in **Section 3**);
- Mitigation – measures to avoid or minimise potential impacts as part of the design or guaranteed by planning controls;
- Compensation – measures required to offset significant residual negative effects following avoidance and mitigation; and
- Enhancement – measures over and above requirements for avoidance, mitigation and compensation to provide a net benefit for biodiversity.





## Appendix 3: Proposed Site Plan







**Key**

- Site Application Boundary
- TM Denotes tarmac finish
- CC Denotes concrete surface finish
- CS Denotes concrete slab finish
- GR Denotes gravel finish
- BP Denotes block paving, herringbone pattern
- CP Denotes conservation paving, colour charcoal grey
- SL Denotes landscaped area with misc planting within application area. Refer to separate soft landscaping proposals
- EVCP Denotes parking space with electric vehicle charging point
- EVCP Denotes parking space with infrastructure installed for the future conversion to electric vehicle charging point (20No in total)
- T Existing trees. Refer to separate arboricultural report
- P Proposed trees
- 2.0m high timber acoustic grade fence
- 1.8m high timber close boarded fence
- 1.2m high timber post and rail fence
- 450mm high timber knee rail
- Vehicle restraint barrier
- Existing site level
- Proposed site level
- LP Denotes lighting column
- HDB Heavy duty bollards
- NSA New stainless steel anti ram bollards

**Annotations**

- 1 Site access retained as existing
- 2 Aldi pole sign subject to separate advert consent application
- 3 Existing headwall to culvert running under car park
- 4 Possible future location for electric sub station (subject to agreements with statutory provider)
- 5 Pedestrian route to store
- 6 Covered trolley bay
- 7 Parent & Child spaces
- 8 Disabled spaces
- 9 Active EVCP spaces
- 10 Cycle parking
- 11 Loading bay ramp and bin store
- 12 External plant area enclosed by 2.5m high palisade fencing
- 13 Service yard
- 14 Staff parking
- 15 Motorcycle parking
- 16 Maintenance access to headwall
- 17 Route of existing culvert (line between existing pipe openings)

**Car Parking Numbers 120**

Typically 2.6m x 5.0m spaces

STANDARD	95
DISABLED	5
PARENT & CHILD	8
ACTIVE EVCP	4
STAFF	8
MOTORCYCLE	4
BICYCLE	8



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Do not scale this drawing

Project: Maifon Road, Nelson, Caerphilly  
 Client: Aldi Stores Ltd

Date	Drawn	Purpose/Status
30/01/2024	JS	PLANNING
Scale	Checked	Paper Size
1:250	GS	ISO A1
Filename	200413 Planning Master.wvx	

PO3 12/02/2024 JS GS Project description updated. Future EV's banked together. Acoustic fence to plant enclosure moved further west. Proposed site levels added.

PO2 08/02/2024 JS GS HGV tracking added. Notional easement to culvert under car park removed.

Rev	Date	By	Ap	Note

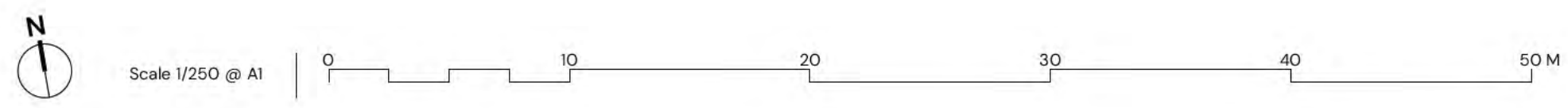
Drawing Title: **Proposed Site Plan**

Project Number/Drawing Number: **200413 1310**

Check all dimensions and levels on site

Revision: **P03**

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# Appendix 4: Preliminary Proposed Drainage Layout





IF YOU HAVE A QUERY CALL US  
 SCALING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY  
 NOT PROVIDE ACCURATE INFORMATION AND SHOULD BE AVOIDED. WORK ONLY  
 FROM FIGURED DIMENSIONS.

**GENERAL NOTES**

**DRAWINGS AND SPECIFICATIONS:** This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

**BUILDING REGULATIONS AND WARRANTY PROVIDER APPROVALS:** Please note that it is the responsibility of the Client/Team Contractor to ensure that Building Regulations and warranty provider (e.g. NHBC) approval of all design and construction details is achieved prior to construction on site.

**DRAINAGE NOTES**

**DRAINAGE STANDARDS:** All private drainage works shall be in accordance with Building Regulations Document Part H. All adoptable drainage works shall be in accordance with Sewerage Sector Guidance Appendix C : Design and Construction Guidance and statutory undertaker's requirements.

**ABOVE GROUND DRAINAGE:** RWP/SVP drainage positions shown on Craddys drawings, upon which the below ground drainage is designed, are based upon the positions provided to us by the Architect and these are to be set out on the Architect's floor plans unless agreed otherwise. If above ground drainage positions change then Craddys will need to be informed of these changes in writing and the changes in position clearly noted or highlighted on a drawing, i.e. using revision clouds, with relevant CAD files provided to Craddys below ground drainage drawings to be updated. Note that should these changes occur following Craddys issue of Construction status drawings then there is a risk of the contractor undertaking abortive works.

**LAYING DRAINAGE:** It is recommended that all drains be laid starting from the downstream connection to the existing network and working upstream to and through the new development.

**DRAINAGE PIPE SIZES:** All foul water drains to be 100mm diameter unless noted otherwise. All surface water drains to be 150mm U.N.O.

**MANHOLE COVER LEVELS:** All manhole & inspection chamber cover levels are to be adjusted to suit the Architect's proposed finished surface levels. If the cover levels proposed in the drainage schedules vary from proposed surface level by more than 100mm, Contractor to notify Craddys.

**C D M - SIGNIFICANT HAZARDS**

THE FOLLOWING HEALTH AND SAFETY HAZARDS ARE IDENTIFIED BY THE DESIGNER AS ABNORMAL IN PURSUANCE OF THE CURRENT CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS.

**RISKS DURING CONSTRUCTION:**  
 • No abnormal risks have been identified relating to this design element.

**OPERATION / MAINTENANCE RISKS:**  
 • No abnormal risks have been identified relating to this design element.

**RISKS DURING DEMOLITION / DECOMMISSIONING / DISMANTLING / ALTERATIONS:**  
 • No abnormal risks have been identified relating to this design element.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY COMPETENT & ADEQUATELY RESOURCED CONTRACTOR(S) WORKING TO SAFE SYSTEMS OF WORK.

A	FIRST ISSUE	WAH 13.02.24
REV	REVISION DETAILS	BY DATE



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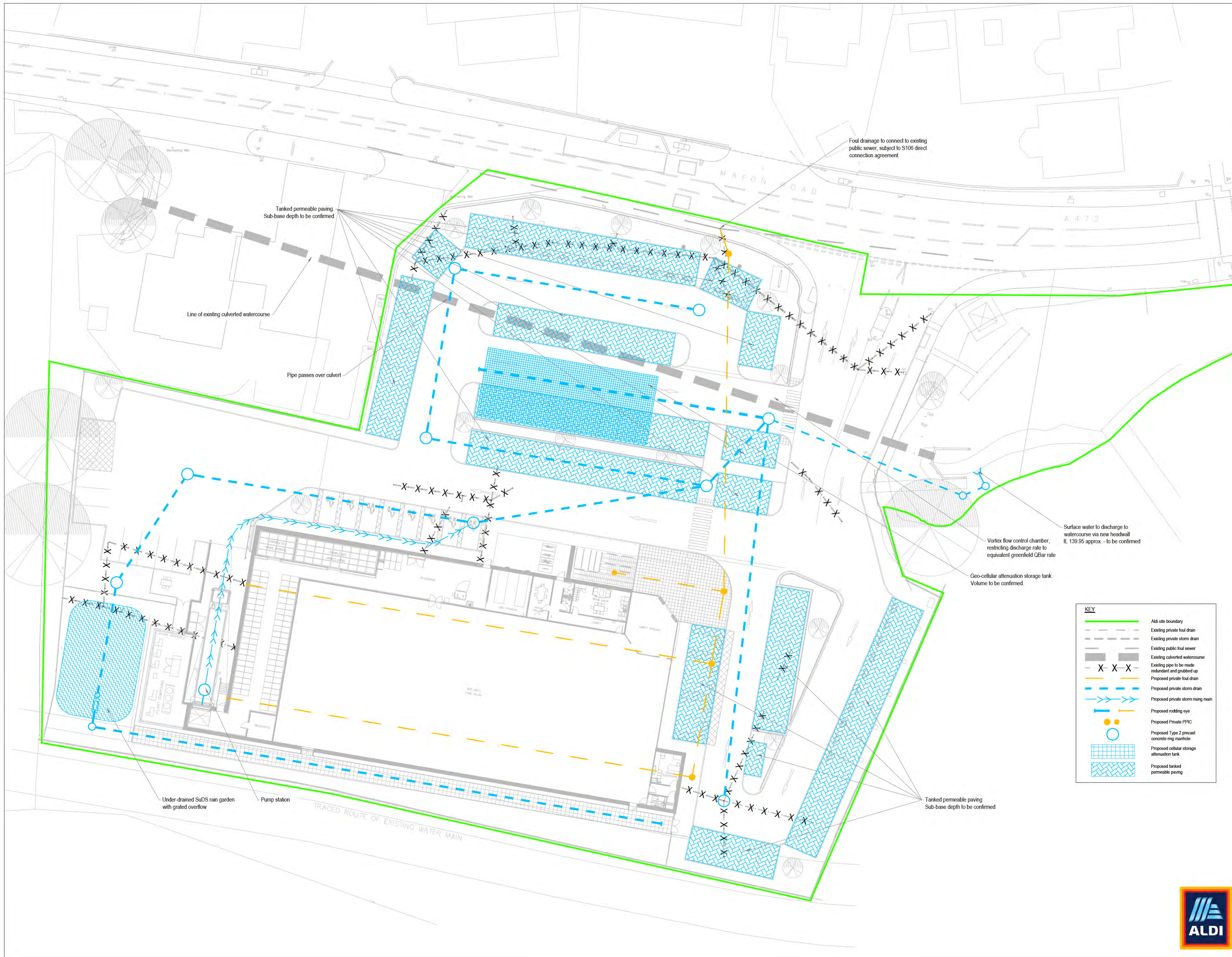
**PROJECT TITLE**  
 ALDI STORE  
 MAFON ROAD, NELSON  
 CAERPHILLY

**DRAWING TITLE**  
 PRELIMINARY PROPOSED  
 DRAINAGE LAYOUT

**CLIENT**  
 ALDI STORES LTD

**STATUS**  
 INFORMATION

SCALE AT A1	DRG SIZE	DRAWN	CHECKED	APPROVED
1:250	A1	WAH	CJ	RAG
JOB NO.	DRAWING NUMBER			REV
11954	sk0004			A



**KEY**

- Aldi site boundary
- Existing private foul drain
- Existing private storm drain
- Existing public foul sewer
- Existing culverted watercourse
- Existing pipe to be made redundant and grubbed up
- Proposed private foul drain
- Proposed private storm drain
- Proposed private storm rising main
- Proposed rodding eye
- Proposed Private PPIC
- Proposed Type 2 precast concrete ring manhole
- Proposed cellular storage attenuation tank
- Proposed tanked permeable paving



## Plans:

Plan 1: Habitat Features and Preliminary Bat Roost Assessment Plan  
**13571/P01**

