

NANTYGLO & BLAINA TOWN COUNCIL CYNGOR TREF NANT-Y-GLO A BLAENAU

Mrs T Hughes - Town Clerk/RFO

Council Offices, Blaina Institute, High Street, Blaina NP13 3BN
Swyddfa'r Cyngor, Sefydliad Blaenau, Y Stryd Fawr, Blaenau NP13 3BN

Tel: 01495 292817 E-mail: clerk@nantygloandblainatc.co.uk

Dear Member,

You are summoned to attend a hybrid meeting of the Highways and Planning Committee at Town Council Chamber, Blaina Institute, High Street, Blaina. to be held **on Tuesday 9th January 2024 at 6pm.**

If any Council Member or member of the public wishes to attend the meeting remotely, please contact the Town Clerk at the above e-mail or phone by 3pm on 9th January 2024 for details of how to access the meeting.

Yours sincerely



Town Clerk

AGENDA

A meeting to which members of the public are entitled to attend.

Declaration of Interest

Members are invited to declare matters of interest either at the beginning or at any time during the proceedings. Members are reminded that all declarations of interest must be recorded in the book provided.

1. Apologies for absence:

Members are invited to consider the apologies for absence and to formally resolve to accept.

2. Questions from the public:

To receive any questions from the public regarding matters on the agenda. There is a 10-minute allocation time for any questions from the public

3. Decisions taken under delegated powers during December 2023:

a) Planning Application No C/2023/0256 – Proposed development at: 126 High Street, Blaina, NP13 3AF.

Demolition of existing lean to, single storey rear extension, outbuilding and construction of a proposed rear single storey extension.

Resolved that no representation or objections made.

4. Correspondence:

Members are invited to consider the listed correspondence, plus with the Chairman's permission, any urgent information that may be received prior to the date of the meeting.

None received to date.

5. Planning Applications:

Members are invited to consider the applications listed below and, with the permission of the Chair, any further applications that may be received prior to the date of the meeting:

Planning Application No. C/2023/0265 – Proposed development at Blaina Integrated Childrens Centre, High Street, Blaina, NP13 3BN:

The demolition of the existing demountable classroom & existing landscaping strip & the construction of two single storey extensions, internal remodelling & new landscaping & car parking area. Inclusion of PV panels to be installed on the roofs, change of use of land and 2no. canopies (*copies attached*).

6. Licence Applications:

Members are invited to note the application(s) **for information only:**

None received to date.

Tracy

From: BGCBC - Planning <Planning.bgcbbc@blaenau-gwent.gov.uk>
Sent: 20 December 2023 16:05
To: Clerk
Subject: Planning Consultation - C/2023/0265 - Blaina Integrated Children's Centre, High Street, Blaina, NP13 3BN



Cyngor Bwrdeistref Sirol
Blaenau Gwent
County Borough Council

https://onewales-my.sharepoint.com/:f/g/personal/lewys_morgan_blaenau-gwent_gov_uk/EnQr44-m1Q1Dk7MBfhOSg7IB_7WxUNOxCJzaoPAX6nQT6g?e=XsMAhi

Date: 20 December 2023

Planning Ref: C/2023/0265

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Blaina Integrated Childrens Centre, High Street, Blaina, NP13 3BN

I enclose herewith an application form and location plan in respect of a planning application for development at the above site.

Please forward your observations upon the intended development within 21 days of the date of this letter. If no communication is received within this time the application will be determined on the assumption that you have no comments to make.

Yours faithfully
Sophie Godfrey

Kind regards

Lyn Sage
Senior Business Support Officer / Uwch Swyddog Cefnogi Busnes Dros Dro
Business Support / Cymorth Busnes

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

General Offices
 Steelworks Road
 Tyllwyn, Ebbw Vale, NP23 6AA.
 Tel: 01495 355555 Fax: 01495 355598
 Email: planning@blaenau-gwent.gov.uk

Swyddfeydd Cyffredinol
 Heol Gwaith Dur
 Tŷ Llwyn, Glyn Ebwy, NP23 6AA.
 Ffon: 01495 355555 Ffacs: 01495 355598
 E-bost: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk

Application for Planning Permission**Town and Country Planning Act 1990****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

21 JUNE 2015
 TOWN COUNCIL

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Ceri

Surname

Bird

Company Name

Blaenau Gwent County Borough Council

Address

Address line 1

Blaina Integrated Childrens Centre High Street

Address line 2

Address line 3

Blaenau Gwent

Town/City

Blaina

Country

United Kingdom

Postcode

NP13 3BN

Agent Details

Name/Company

Title

First name

Darren

Surname

Knight

Company Name

Blaenau Gwent CBC

Address

Address line 1

Energy Centre,

Address line 2

Lime Avenue

Address line 3

The Works

Town/City

Ebbw Vale

Country

United Kingdom

Postcode

NP23 6GL

Site Area

2528.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes

☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

The demolition of the existing demountable classroom and existing landscaping strip and the construction of two single storey extensions, internal remodeling and new landscaping and car parking area. Inclusion of PV panels to be installed on the roofs, change of use of land and 2no. canopies.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

Existing site has offices and a childcare facility.

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☐ Yes

☒ No

Materials

Reference: PP-12606742

Does the proposed development require any materials to be used in the build?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Red / orange brickwork and white render

Proposed materials and finishes:

EWI with Black render applied to the existing walls. Vertical timber cladding to the proposed extensions

Type:

Roof

Existing materials and finishes:

Metal corrugated profile sheets and bitumen roof felt

Proposed materials and finishes:

All pitched roofs to have new metal standing seam roof sheets. All flat roofs to be re-felted.

Type:

Windows

Existing materials and finishes:

White upvc double glazed windows

Proposed materials and finishes:

Black PPC Aluminium frame double glazed windows

Type:

Doors

Existing materials and finishes:

White metal frame double glazed doors

Proposed materials and finishes:

Black PPC aluminum frame double glazed doors

Type:

Vehicle access and hard standing

Existing materials and finishes:

Tarmac surfaced hard play areas with grass / soft play areas. Concrete paving slabs to walkway and ramps Tarmac areas generally

Proposed materials and finishes:

New car park - Permeable surfacing New tarmac surfaced hard play areas with grass / soft play areas. New concrete paving slabs to walkway and ramps, Existing tarmac areas (generally) to be cleaned and re-surfaced.

Type:

Other

Other (please specify):

Rainwater Goods

Existing materials and finishes:

Combination of white and black metal and upvc guttering and downpipes.

Proposed materials and finishes:

All guttering and downpipes, hoppe rheads to be black PPC Aluminum

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to the following drawings: TS1684-P06 Proposed Site Plan, TS1684-P07 Proposed Ground Floor Plan, TS1684-P08 Proposed Roof Plan, TS1684-P09 Proposed Elevations, TS1684-P10 Proposed 3D Views 1-2 and TS1684-P11 Proposed 3D Views 3-4

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☒ Yes

☐ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

☒ Yes

☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes

☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes

☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☒ Sustainable drainage system
☒ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

The site has a number of manholes. The proposed foul and surface water drainage will connect to the nearest onsite manholes.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace:

- ☒ Yes
☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class: D1 - Non-residential institutions
Existing gross internal floorspace (square metres): 1440
Gross internal floorspace to be lost by change of use or demolition (square metres): 168
Total gross internal floorspace proposed (including change of use) (square metres): 373.5
Net additional gross internal floorspace following development (square metres): 205.5

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	1440	168	373.5	205.5

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

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Employment

Will the proposed development require the employment of any staff?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	64
Part-time	21
Total full-time equivalent	74.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	110
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40

Total full-time equivalent

120.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

D1 - Non-residential institutions

Unknown:

No

Monday to Friday:

Start Time:

07:00

End Time:

21:00

Saturday:

Start Time:

07:00

End Time:

16:00

Sunday / Bank Holiday:

Start Time:

08:00

End Time:

16:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

Do any of these statements apply to you?

☒ Yes

☐ No

Ownership Certificates

Order 2012

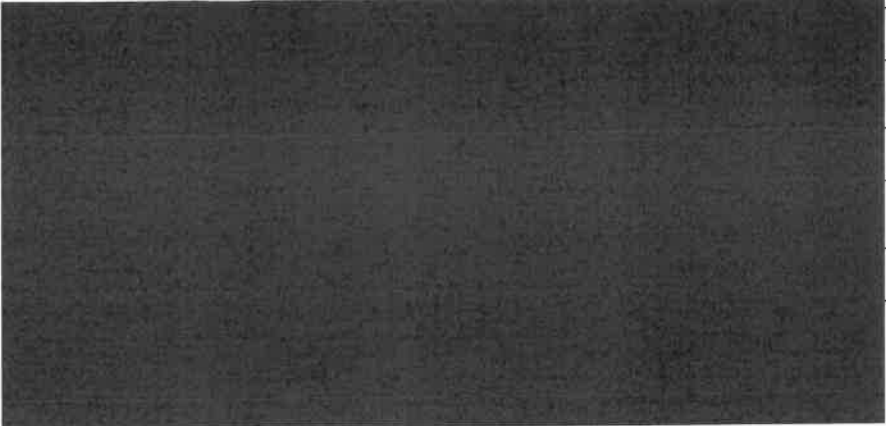
B,C or D.

self/the applicant was the
of any part of the land or

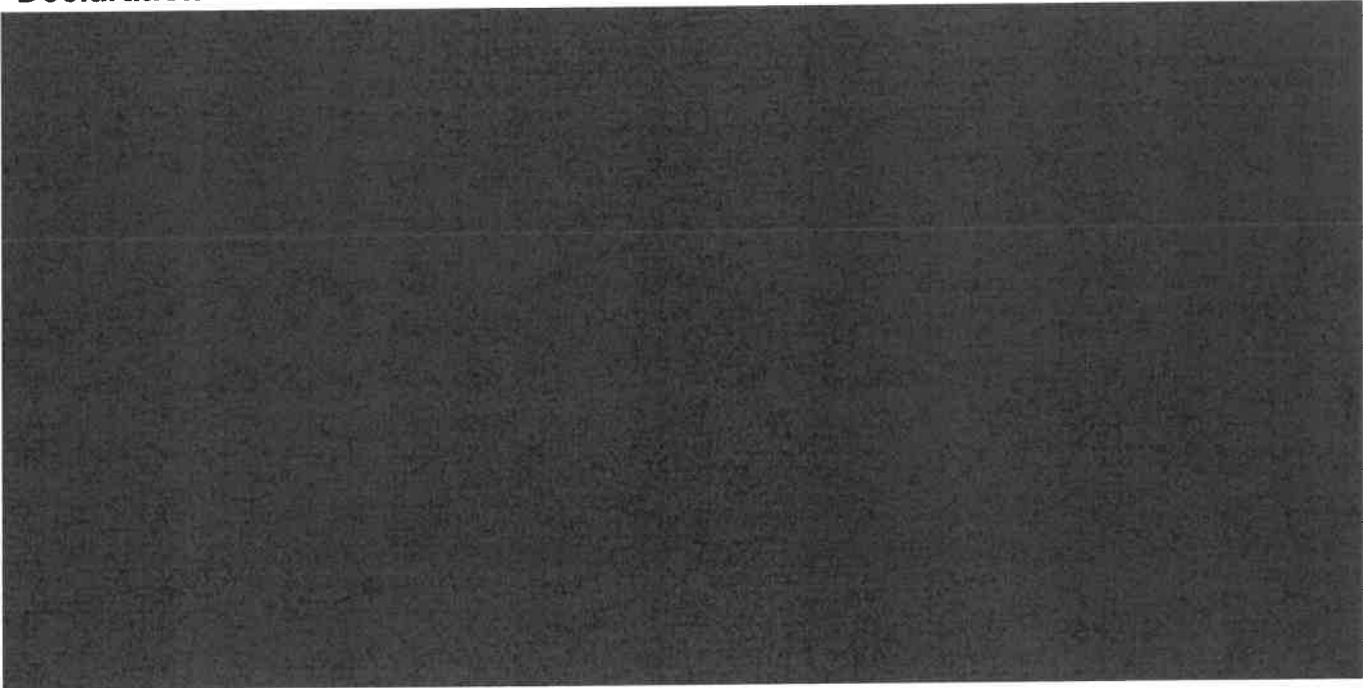
Agricultural Holding Certificate

(Wales) Order 2012

applicant who, on the day 21 days before the date of
application relates, as listed below



Declaration



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ailable as

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- Must not be removed or altered without prior approval of the local planning authority

6.2 The following table below provides a detail sequence of events that must occur in order to ensure the protection of the retained trees during all stages of the construction process. These methods must be clearly communicated to the entire construction team prior to commencement of any work on site.

Stage	Arboricultural Method Statement (In sequence of events)
1.) Preconstruction (Prior to any construction work on site including demolition work, site material storage etc.)	1.1 – Design areas for construction site storage by site supervisor and the appointed Arboriculturist.
	1.2 – Design position, form and construction methods of all utility services with Arboricultural consideration. All underground service designs MUST conform to the NJUG Volume 4 Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees. The full document is available at http://www.njug.org.uk/ . Local Planning Authority to be consulted on utility service design details and if satisfied to be approved in writing prior to installation during the construction phase.
	1.3– Tree surgery work to be carried out as detailed on the Tree Protection Plan (Appendix - 4) of this report and to the <i>British Standard:3998:2010: Recommendation for tree works</i> .
	1.4 – Tree protective fencing installed in the position and form as detailed on the Tree Protection Plan (Appendix - 4). Installation to be supervised by the appointed Arboriculturist. All weather tree construction exclusion zone posters to be secured to fencing at regular intervals.
	1.5 – Site storage area containers etc. installed as designed and supervised by site supervisor and the appointed Arboriculturist.
	1.6 – Appointed Arboriculturist to document all tree protection methods in situ and photographs taken for reference purposes. Copy of document report sent to all parties.
2.) Construction	2.1 – Site supervisor to be briefed by the appointed Arboriculturist regarding the Tree Protection Plan/Methods and a laminated copy of the plan/methods to be secured onto the wall in the site supervisor's office. Contact details of the appointed Arboriculturist, Council's Tree Officer to be included. Emphasis made to site supervisor on the importance of the Tree Protection Plan/Methods and possible planning enforcement action (Stop Notice), problems with discharging tree protection conditions and/or legal action of noncompliance with these tree protection methods.
	2.2 – All contractors to be briefed by site supervisor and/or the appointed Arboriculturist regarding the tree protection plan and methods before starting work on site. Emphasis made to contractors on the importance of the Tree Protection Plan/Methods and possible planning enforcement action (Stop Notice), problems with discharging tree protection conditions and/or legal action of noncompliance with these tree protection methods.
	2.3 – Excavation under Arboricultural Supervision to be carried out in areas highlighted on the Tree Protection Plan (Appendix - 4). This work to be carried out with the use of hand tools, air spade and possible use of a small excavator (no greater than 3000kg) with a toothless bucket under the constant supervision of the appointed Arboriculturist. Excavator will only work from existing hard surfacing prior to its removal. Any roots discovered less than 25mm in diameter to be pruned cleanly with securer or pruning saw. Careful excavation working method as follows:

	<ul style="list-style-type: none"> • Digging started from outside of the Root Protection Area towards the retained tree. • No roots found to be ripped, pulled or crushed during excavation • Any exposed roots to be covered with wet Hessian material • Any roots less than 25mm in diameter to be cut with a sharp knife/ secateurs covered with wet Hessian material • If any roots greater than 25mm in diameter are discovered Arboriculturist to instruct further action. Innovative engineer methods will be sort to retain these roots.
	2.4 – Additional Tree Protection as designed by the appointed Arboriculturist, Installed to protect newly excavated ground.
	2.5 – Construction phase begins
	2.6- Tree Safe Construction (Throughout Site) – areas outside of the construction exclusion zones as shown on the tree protection plan must adhere to the following: <ul style="list-style-type: none"> • Building materials and fuels such as oil, bitumen or cement should not be stacked or discharged within 20 metres of the trees stem. • Fires will not be lit beneath any tree or in a place where flames could extend to within 10 metres of the tree. • Trees that are to be retained and be protected should not be used as anchorage for services or equipment. • The use of cranes and large machinery on site should be planned and care taken not to damage the trees during the process.
	2.7 – Unforeseen issues which require the alteration of the Tree Protection Plan/Methods, required tree surgery work or immediate remedial work will be submitted to the Local Planning Authority for approval in writing.
3.) Post Construction (<i>Once all construction work has been completed, this includes all utility services</i>)	3.1 – Tree Protection fencing Removed.
	3.2 – Hard and soft landscaping commence - All landscape team members to be briefed regarding tree protections by an Arboriculturist.
	3.3 – Any required remedial tree action taken , such as Leaf Mulch Application, soil de-compaction methods, contamination clean up etc. to be carried out.

7.0 Conclusion

- 7.1 Adhering to the tree protection details as found within this report the proposed development can be constructed without any significant long-term adverse impact onto the retained trees or the amenity of the area.

SECTION FIVE: IMPACT ASSESSMENT & CONCLUSIONS

With a focus on the aims of this report as set out in Section 1, the following conclusions have been drawn:

5.1 Impact Assessment

Based on current known plans for the Site, and considering the results from the desktop survey, field survey and other available data, while using a degree of academic supposition, the following will likely apply:

Impact	Conclusions
Short-Term Impacts (during development)	<p>Protected and priority species are considered likely absent from the Site and are therefore not likely to be impacted upon by the proposed development (demolition of Building A and construction of two new units).</p> <p>Direct disturbance to foraging bats is unlikely unless lighting is used at night during the development. Due to this, further precautionary measures are necessary (please refer to Section 6 for more information).</p> <p>The disturbance of nesting birds is considered low. There is potential for nesting birds, specifically house sparrows - <i>Passer domesticus</i> (within the roof of Building B, which will be disturbed during development). Due to this, further precautionary measures are necessary (please refer to Section 6 for more information).</p> <p>The disturbance of reptiles, amphibians and hedgehogs at the Site is deemed to be negligible but as there is limited potential (particularly for hedgehogs and slow worms) within Area 1 (former church grounds) further precautionary measures are necessary (please refer to Section 6 for more information).</p>
Long-Term Impacts (post-development)	<p>Post-development impacts are considered negligible, and the development has the potential to increase the biodiversity of the Site and replace and enhance nesting/roosting opportunities for bats and birds and insects, if enhancement features are adopted.</p> <p>The development improves the Site for the local community but overall, alters the habitat for those species that do occur (although these impacts are negligible).</p> <p>The impact of the development of local habitat connectivity is considered to be negligible as current plans include the retention of mature trees on the Site's boundaries. The local habitat features are located west of the Site and there is a limited potential that the proposed development would impact on this wildlife corridor - impacts will be mitigated if a sympathetic lighting scheme was adopted. This would support opportunities for bats to forage, roost and utilise the features on the Site. Furthermore, the inclusion of artificial bat roosts and nesting boxes on the proposed new units would introduce a further enhancement in terms of increasing opportunities for bats.</p>
Wider Impact	It is not expected that the planned development will have an impact on the wider landscape or that this impact will be negligible.

Table 5.1: Impact Assessment

5.2 Impacts on Protected Species from the Proposed Works

No evidence was recorded for protected or priority species during the survey. However, as there is limited potential (particularly in Area 1 -former church grounds), recommendations have been made in sections 6.

Based upon the results from the desktop survey, field survey and using a degree of academic supposition, the uncompensated re-development impacts have been summarised as follows:

Protected Species	Evaluation	Impact Assessment
Amphibians	Amphibians are considered absent from the Site and the Site is considered unsuitable for breeding animals. There is limited potential for hibernation on-site. In order to address this limited potential, further precautionary measures are recommended (please refer to Section 6 for more information).	Negligible (Limited)
Birds	<p>There are no historic records for a protected and/or priority species on or adjacent to the Site.</p> <p>No evidence has been recorded of nesting birds using the Site. There are a number of limited opportunities for nesting on the Site, particularly beneath corrugated steel roofing materials. There is limited potential and therefore a cautionary approach is recommended in this matter.</p>	Negligible/Low
Invertebrates	There are no historic records for a protected and/or priority species on or adjacent to the Site. In order to support this initiative further recommendations have been made (please refer to	Negligible

	Section 6).	
Mammals	<p>Badgers: There are no historic records for badger (<i>Meles meles</i>) on or adjacent to the Site. The Site does not offer any suitable habitat for this species.</p> <p>Bats: There are no historic records for bat species on or adjacent to the Site. A Preliminary Roost Assessment of the Site concluded that roosts were likely absent from the Site. Opportunities for roosting were negligible at the location of the current proposed development and Low at Buildings C, D, E, F and G, and within Area 1 (former church grounds).</p> <p>When the nature conservation significance of the Site is considered against recognised criteria (Bat Mitigation Guidelines 2004 and Good Practice Guide: NRW Approach to Bats and Planning October 2015 and IUCN Red List of Threatened Species), the nature conservation status of the site is assessed to be negligible, due to the presence of a small local population of a common species – Common pipistrelle (Least Concern – IUCN Red List)(Historic records – presumed present locally). The scale of the impact of this development is not considered to affect the local bat population, with a negligible risk of detrimental impacts to the conservation status at a local level.</p> <p>Dormouse: There are no historic records for hazel dormouse (<i>Muscardinus avellanarius</i>) on or adjacent to the Site. The Site does not offer any suitable habitat for this species.</p> <p>Otters: There are no historic records for European otter (<i>Lutra lutra</i>) on or adjacent to the Site. The Site does not offer any suitable habitat for this species.</p> <p>Hedgehogs: There are no historic records for European hedgehog (<i>Erinaceus europaeus</i>) on or adjacent to the Site. However, this species is considered cryptic, and the Site does offer limited use for foraging and hibernating animals within Area 1. In order to address this limited potential further precautionary measures are recommended.</p>	<p>Nil</p> <p>Negligible (at proposed development location)</p> <p>Low (other areas)</p> <p>Nil</p> <p>Nil</p> <p>Negligible/Low (Limited)</p>
Reptiles	<p>Slow worms (<i>Anguis fragilis</i>): There are no historic records for this species on or adjacent to the Site. However, this species is considered cryptic, and the Site does offer limited use for foraging and hibernating animals. order to address this limited potential further precautionary measures are recommended.</p> <p>Common lizard (<i>Zootoca vivipara</i>) is considered likely absent from the Site. There are no local records. The on-site habitat is considered suboptimal for this species. The Site does not offer any suitable habitat for this species.</p>	Negligible/Low (Limited)
Plants	Low botanical diversity has been recorded on the Site and the nature conservation significance of the Site is considered negligible.	Negligible

Table 5.2: Evaluating the Impact on Protected Species

5.3 Impacts on Designated Areas

Based upon the results from the desktop survey, field survey and using a degree of academic supposition, the uncompensated re-development impacts on local sites have been summarised as follows:

Protected Species	Evaluation	Impact Assessment
Wildlife Site / SINC (adopted)	No part of the Site contains, or is within, any statutory sites of nature conservation interest, such as a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), National Nature Reserves (NNRs) or Local Nature Reserves (LNRs) etc.	Nil
NRW Priority Area	No part of the Site contains, or is within, any statutory sites of nature conservation interest, including Natural Resources Wales (NRW) Priority Areas.	Nil

Table 5.3: Evaluating the Impact on Designated Areas

5.4 Conclusions

With a focus on the aims of this report as set out in Section 1, the following conclusions have been drawn:

No statutory designated sites were revealed from the desktop survey to fall on or directly adjacent to the proposed redevelopment site. Therefore, the proposed redevelopment will have no impact upon any statutory sites as the works are due to remain within the Site boundary.

No habitats of conservation concern were located on or adjacent to the Site. Therefore, the proposed scheme of works will not impact on any rare or valuable habitats as the works are due to remain within the Site boundary.

The habitat survey recorded 11 habitat types on-site and three target notes were made. The Site is dominated by two habitats, The northern portion of the Site (Area 1) is characterised broadleaved woodland and scrub. The southern portion of the Site (Area 2) represents manmade surfaces, buildings and amenity grassland. These habitats are considered to represent low botanical diversity and the nature conservation significant of the Site is considered negligible.

The habitat to be impacted upon by the proposed plans is deemed to be of negligible conservation significance and no additional survey work is required at this time. Furthermore, the redevelopment of the Site provides opportunities for existing species to remain supported on-site, and opportunities to enhance the Site for priority and protected species. Precautionary recommendations have been made in Sections Six. As a cautionary note, if the existing plans change or if additional work is proposed to alter Buildings C – H, or Area 1 (former church grounds), then additional survey work will be required.

No evidence of protected species was discovered during this survey, but the Site has limited suitability for priority species. The presence on-site of debris offers a limited potential as hibernacula (hibernation sites) for overwintering mammals (e.g., hedgehogs) amphibians and reptiles (e.g., slow worms), although much of this debris is recent (fly-tipping). There are no local records for amphibians on or in close proximity to the Site. However, there is a local record for common frog (*Rana temporaria*) the species within <800m. There are no waterbodies on-site and the nearest freshwater is >120m to the west (beyond two busy roads). There are no local records for European hedgehog within 1km of the Site. However, hedgehogs, are considered a cryptic species and it can be difficult to confirm whether they are present or not. The Site offers varying degrees of suitability for some reptiles, nesting birds, hedgehogs and commuting/foraging bats. Therefore, recommendations have been made in Section Six.

A Preliminary Roost Assessment (PRA) confirmed several gaps in the external fabric of Buildings A - H. The resultant assessment based on best practice guidance categorised these structures, taken as a whole, having a low risk, requiring a dusk survey on one occasion, no less than 14 days apart. However, Building A and B, which are the focus of the proposed development, were evaluated separately. The resultant assessment of Building A and B, based on best practice guidance categorised these structures as having a negligible risk, requiring no additional survey work. It is considered that the Site does not offer suitable opportunities for hibernating bats.

Taking the Site as a whole into consideration, the Preliminary Ecological Appraisal returned a positive result for the on-site habitat providing low potential to support the commuting and foraging bats with the greatest potential being focused on the former church grounds at the north of the Site. This potential is focused on the mature trees within Area 1 (former church grounds) and an intermittent row of mature trees along the western boundary of the ICC (taken in conjunction with the surrounding habitat). If any proposed work was to impact upon the features (both now and in the future) then additional survey work would be required. Based on best practice guidance, a five-night passive survey will need to be carried out to establish bat interest at these features. Currently, the proposed plans to demolish Building A and to build two new units against the southern elevation of Building B are not deemed to impact significantly on this feature and therefore additional survey work is not required at this time.

Existing plans are not expected to change the character of this well-lit, urban site, but as artificial lighting is proposed, this offers the potential to change the suitability of the Site of the existing bat population in terms of enhancement. No additional survey work is recommended at this time. Recommendations are made accordingly.

SECTION SIX: RECOMMENDATIONS & ENHANCEMENTS

Based on the results of this report the following recommendations have been made. These recommendations include enhancement features. These enhancement features are designed to support the local Authority's commitment to provide 'net gain' for biodiversity onsite, or off-site (if the proposed development cannot accommodate such requirements *in-situ*).

Recommendation 1 (Bat Activity Surveys – A Precautionary Note)

Under the current proposals, potential development will be restricted to the demolition of Building A and the construction of two new units against the southern elevation of Building B. These buildings have been identified as offering negligible potential for roosting bats and no additional survey work is required. However, low potential for roosting bats was identified within Building C - H and if, in the future, plans are undertaken to alter these buildings, a dusk activity/possible absence survey will be required to determine the presence/likely absence of roosting bats, species identification, population size, roost type, and the requirement for any associated mitigation. In accordance with best practice, one nocturnal survey will be required with sufficient surveyors to adequately cover all features identified on the buildings during the PRA. Nocturnal bat surveys can be undertaken May – mid September, inclusive.

In addition, low potential for roosting bats was identified within mature trees along the western boundary (Area 2) and within the Former church Grounds (Area 1). If, in the future, plans are undertaken to alter or impact these features, a dusk activity/possible absence survey will be required to determine the presence/likely absence of roosting bats, species identification, population size, roost type, and the requirement for any associated mitigation. In accordance with best practice, a single nocturnal survey will be required with sufficient surveyors to adequately cover all features identified on these trees during the PRA.

Recommendation 2 (A Five-Night Static Survey - A Precautionary Note)

Under the current proposals, potential development will be restricted to the demolition of Building A and the construction of two new units against the southern elevation of Building B. These proposals are not considered to direct impact on the commuting and foraging of bats no additional survey work is required at this time. Due to the potential offered by on-site trees along the western boundary and within Area 1 (former church grounds) for foraging and commuting of bats, if, in the future, plans are undertaken to alter or impact these features, a single spot-transect survey or alternatively a 5-day static survey be carried out. This survey would provide valuable information to inform potential impact on commuting and foraging bats as well as inform the provision of appropriate enhancement features for different species. Static bat surveys can be undertaken May – mid September, inclusive.

Recommendation 3 (A Bat Friendly Lighting Scheme)

A Bat Conservation Trust study of the impacts of lighting on bats has considered the increased risk of the bats being preyed on in well illuminated areas. Also, lighting was found to be harmful when present near woodland edges and hedgerows. Inappropriate lighting can result in the isolation of bat colonies and can affect insect behaviour which then adversely affects bats.

If additional external lighting is to be installed on the Site (as part of the proposed development), this must be limited, and its use restricted to the safe access to and from the dwelling. Light fixtures will be directed downwards with additional canopy protection and must be on a passive infrared (PIR) sensor to restrict light usage to the minimum required.

A sensitive lighting scheme is recommended and must be created. The sensitive lighting scheme must follow advice details in 'Bats and Artificial Lighting in the UK: Technical Guidance Note 08/18' (2018) and comprise of:

1. Light fixtures, filaments, light spill and artificial light must be directed away from bat roost entrances, both existing and those to be created as part of the mitigation.
2. Luminaries are to be LED only, due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. Luminaires should have a warm white spectrum (ideally <2700 Kelvins), reducing the blue light component and increasing the red-light component.
3. Luminaries should feature peak wavelengths high the 550nm to avoid the component of light most disturbing to bats.
4. Heights of fixtures should be carefully considered to minimise light spill. Only luminaries with an upward light ratio of 0% and with good optical control should be used.
5. Luminaries must always be mounted on the horizontal, i.e., no upward tilt.
6. Any external security lighting should be set on motion sensors and short (1 min) timers.
7. As a last resort, accessories such as baffles, hoods or louvres must also be used, and directed away from any natural features and must not encroach outside the Site boundaries, particularly the surrounding trees, hedgerows and other vegetation in the landscape.

Recommendation 4 (Lighting During Development)

As a European Protected Species, disturbance of bats during foraging/commuting, even if accidental, is to be avoided. It is therefore recommended that the use of artificial lighting during the development of the Site is avoided. External lighting should be restricted during the development period to that which is necessary for safety and security. This should be kept to a minimum.

Recommendation 5 (Hedgehogs)

As there is limited potential, it is recommended that precautions are incorporated during the construction phase. This will be to create provisions for hedgehogs to escape, in the form of creating slopes or the inclusion of ramps at the end of each working day - from all trenches dug into the ground. Additionally, any pipework left on-site that is greater than 150mm in diameter will need to be planked off. Should this information be strictly adhered to, then the development works will not negatively impact this local mammal population. As a purely precautionary measure, it is recommended that a fingertip search is undertaken on the morning works are proposed to commence by a suitably qualified ecologist.

Under the current proposals, potential development will be restricted to the demolition of Building A and the construction of two new units against the southern elevation of Building B. These proposals are not considered to directly impact on hedgehogs, no additional precautionary measures are required at this time. However, due to the potential offered by on-site woodland within the former church Grounds for hedgehogs, if, in the future, plans are undertaken to alter these features, the following will apply;

A suitably competent ecologist is required to carry out a careful, detailed check of all vegetation/features likely to be impacted, no more than 24 hours prior to works commencing at any time of year for hedgehogs and other mammals.

Recommendation 6 (Nesting Birds)

All nesting birds, their chicks' eggs and active nests are protected under the Wildlife and Countryside Act 1981 (as amended). Under the current proposals, potential development will be restricted to the demolition of Building A and the construction of two new units against the southern elevation of Building B. No evidence of nesting birds was identified but small gaps created by the cross section of the corrugated pressed steel roof within Building B provides a space between the under-roof membrane and the steel roof. This is conducive to some bird species, (e.g., house sparrows - *Passer domesticus*). Due to this feature cautionary approach is recommended and the following will apply:

An inspection by a suitably qualified ecologist is required no more than 24 hours before this process commences. If at any point an active nest is encountered on-site (or evidence of), it is essential that all work is to cease and that a suitably experienced ecologist is contacted for advice.

Due to the potential offered by on-site trees along the western boundary and within the former church Grounds for nesting birds, if, in the future, plans are undertaken to alter these features, the following will apply.

If a nest of any species is discovered during works, and is active, it must be left undisturbed until all the chicks have fledged. If these features associated with nesting birds are required to be altered during the bird breeding season, then a further inspection by a suitably qualified ecologist is required no more than 24 hours before this process commences. If an active nest is found by a site inspection, an exclusion zone around the nest will be necessary to preserve this feature until the chicks have fledged the nest.

As a precautionary measure, it is recommended that any tree/shrub removal (if required) is undertaken outside of the bird breeding season (the bird breeding season runs from March to August, inclusive). If these features are required to be altered during the bird breeding season, then a further inspection by a suitably qualified ecologist is required no more than 24 hours before this process commences. If an active nest is found by a site inspection, an exclusion zone around the nest will be necessary to preserve this feature until the chicks have fledged the nest.

These measures will allow the development to conform to current protective legislation as laid out in the Wildlife and Countryside Act 1981 (plus amendments).

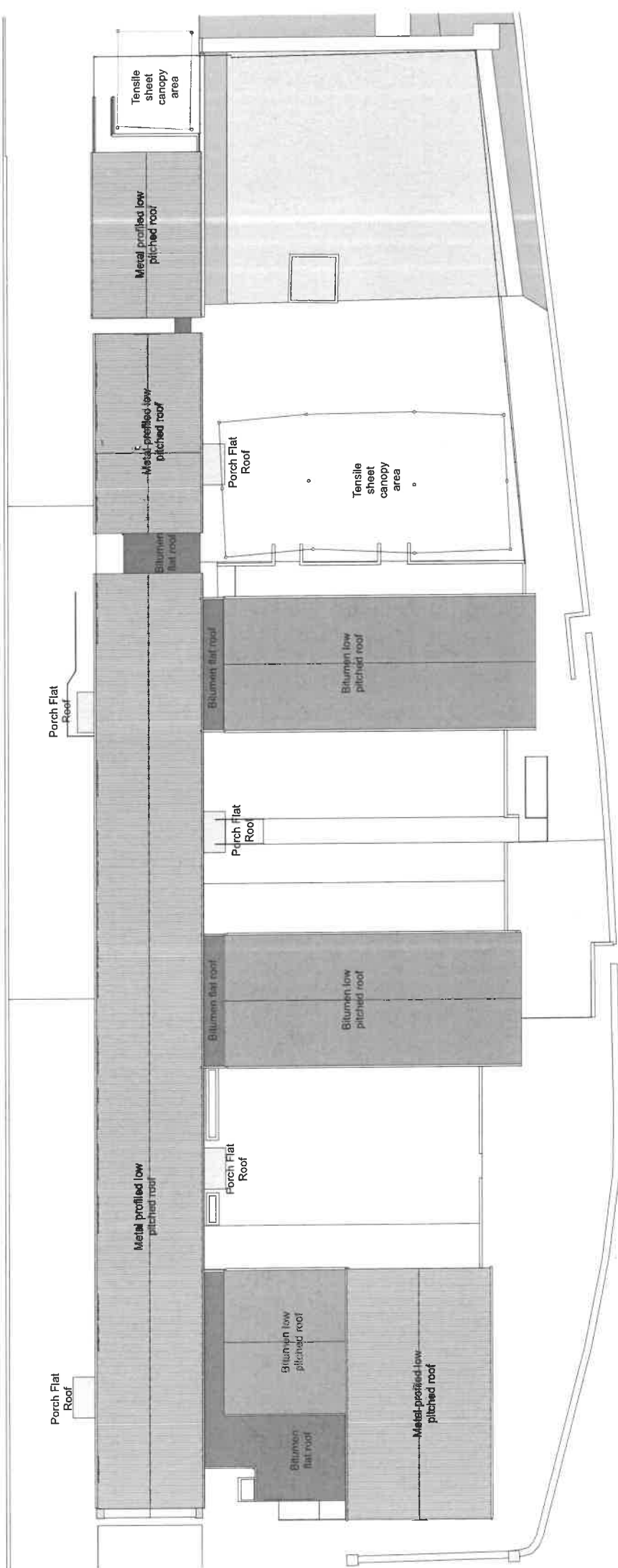
Recommendation 7 (Enhancements Features)

Under the Environment (Wales) Act 2016, public authorities (including local councils and the National Parks), 'must seek to maintain and enhance biodiversity in the exercise of functions - in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.' This replaces the section 40 duty in the Natural Environment and Rural Communities Act 2006 (NERC Act 2006), in relation to Wales, which states that; 'All public authorities have a statutory duty to conserve biodiversity in all of their functions.'

Local authorities are legally required to make efforts to protect and enhance wildlife and its habitat and this is executed, in part, through the requirement of an ecological assessment for planned development sites and, therefore, we recommend the following principles of design should be followed.

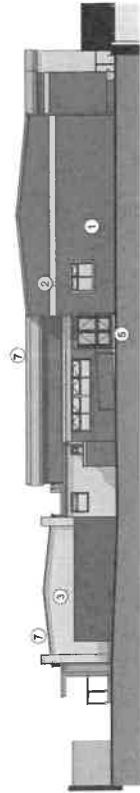
1. **Bats:** To encourage bat roosting activity and increase roosting opportunities on-site - post-development, the inclusion of two F2 Schwegler Bat Boxes and two 2FN Schwegler Bat Boxes (NHBS – or similar) on the southern or south-western elevation on mature trees on-site. These to be fitted at a height of >3m (Table 5.4).
2. **Birds:** Enhancement for nesting birds on-site to be provided by the addition of fitting two B1 Schwegler Nest Boxes and two 2H Schwegler Robin boxes on the northern or north-eastern elevation on mature trees on-site. These to be fitted at a height of >3m (Table 5.4). These to be fitted at a height of >3m (Table 5.1).
3. **Invertebrates:** To encourage invertebrate biodiversity and increase opportunities on-site - post-development, the inclusion of two Schwegler Clay and Reed Insect Nests on the southern or south-western elevation on mature trees on-site. These to be fitted at a height of >3m (Table 5.4).





Materials Legend

- 1 Existing Red/ Orange facing bricks
- 2 Existing Stone effect banding
- 3 Existing White Render to walls
- 4 Existing White Framed Double Glazed Curain Walling / Windows
- 5 Existing White Framed Double Glazed Doors
- 6 Existing Yellow Clad Portable Nursery Extension with a shallow pitched roof
- 7 Existing Metal profile low pitched roof and metal eaves
- 8 Existing Bitumen Flat Roofing
- 9 Existing white fascia and white rainwater goods
- 10 Existing Tensile Steel covered areas with metal support posts



North Elevation

1:200

South Elevation

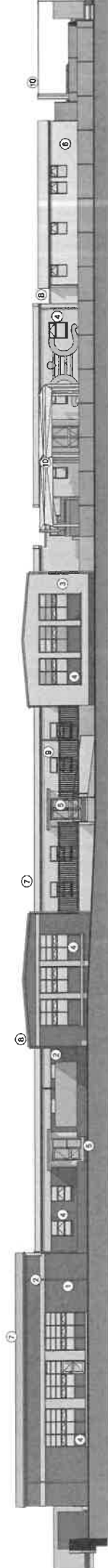
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East Elevation

3

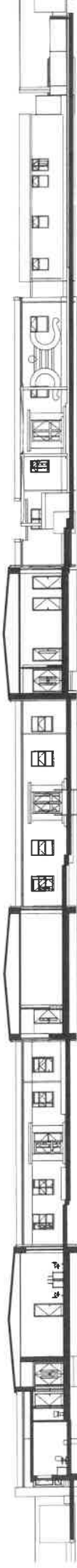
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West Elevation

4

1:200

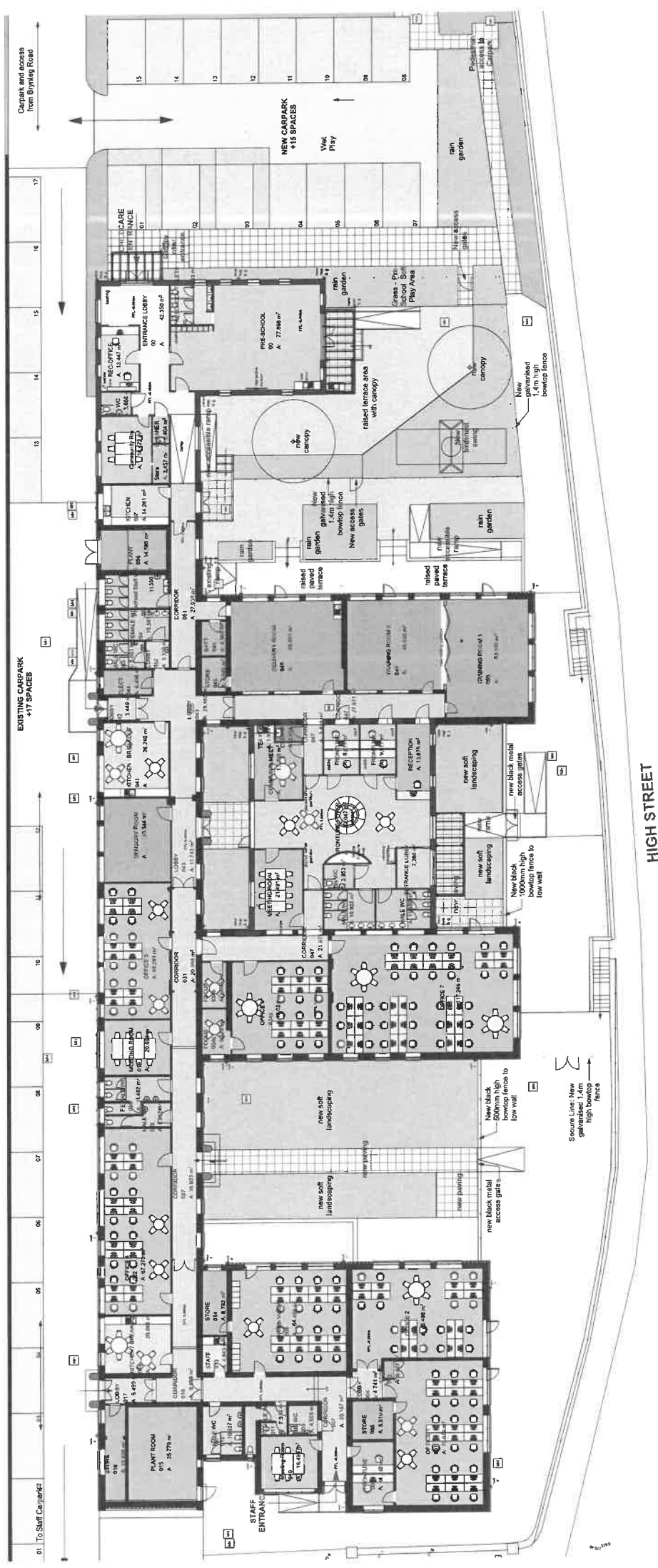


Building Section

5

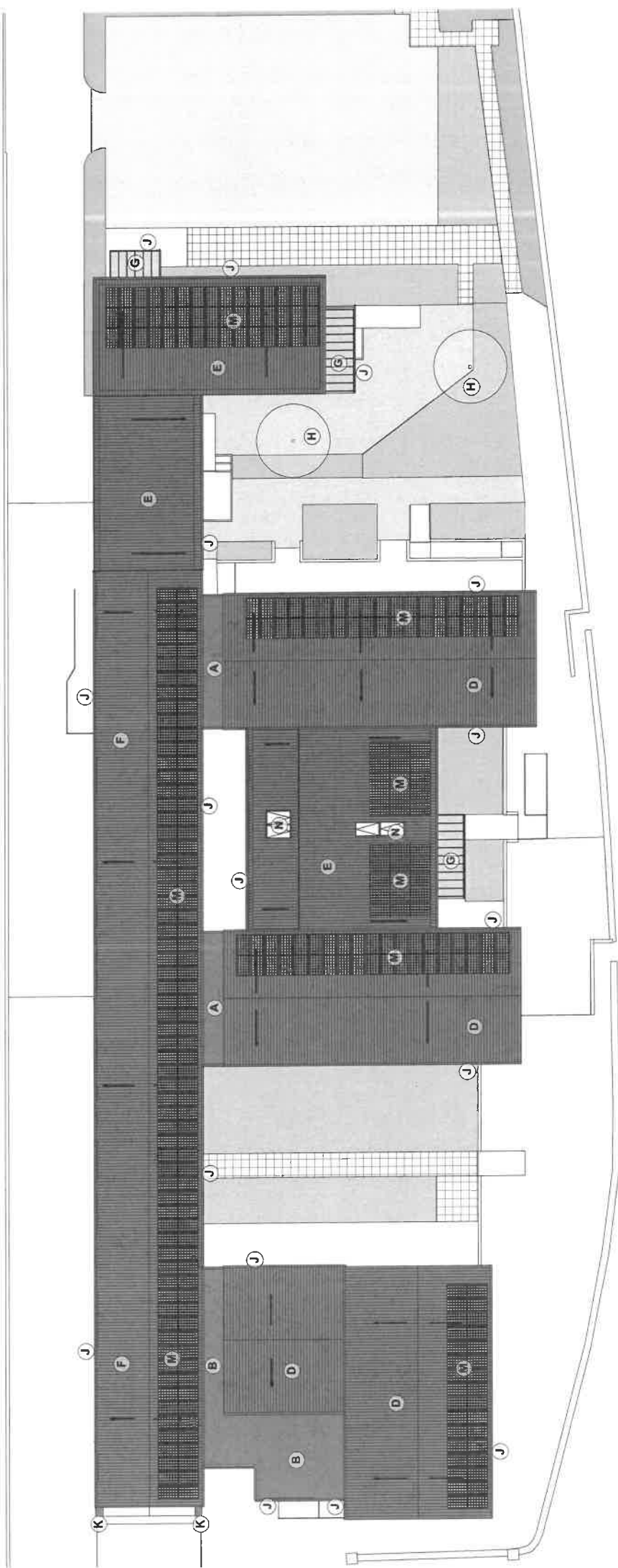
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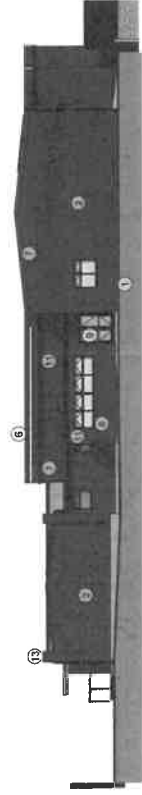
ROOFING KEY:

- (A) Existing Gable end flat roofs to be thermally upgraded
- (B) New warm deck bitumen flat roofs laid with falls
- (C) New double glazed flat rooflights
- (D) New Black / Dark Grey Metal standing seam roof with insulation to be installed over the existing pitched roof
- (E) New Roof - Black / Dark Grey Metal profiled low pitched roof with insulation
- (F) New Black / Dark Grey Metal standing seam roof sheeting fixed to existing roof structure
- (G) New timber framed canopy with glass roof
- (H) New Tensile sheet canopy area
- (J) New Black / Dark Grey PPC Aluminium parapet walls
- (K) New Black / Dark Grey PPC Aluminium parapet walls
- (L) New internal roof gutters
- (M) New PV panels installed to the roofs
- (N) New Rooflights



Materials Legend:

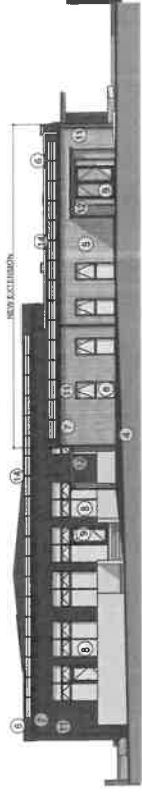
- ① Existing Red/ Orange facing brick
- ② Proposed New External Wall insulation render to be fixed to external existing walls - render colour black / dark grey
- ③ Proposed new render to new walls - render colour black / dark grey
- ④ Proposed brickwork plinths - dark grey
- ⑤ Proposed Vertical Timber Cladding - Full Height
- ⑥ Proposed Metal standing seam pitched roof - colour black / dark grey
- ⑦ Proposed PPC Aluminium fascias / soffits - colour black / dark grey
- ⑧ Proposed PPC Aluminium Double Glazed Windows - frame colour black
- ⑨ Proposed PPC Aluminium Double Glazed Doors - frame colour black
- ⑩ Proposed PPC Aluminium Plant Room Doors with louvers - frame colour black
- ⑪ Proposed PPC Aluminium rainwater good - colour black / dark grey
- ⑫ Timber structural frame to form canopies with glass roofs
- ⑬ New PPC Aluminium parapet trims - colour black/ dark grey
- ⑭ New PV panels installed to the roofs
- ⑮ New cladding panel for signage - TBC



North Elevation

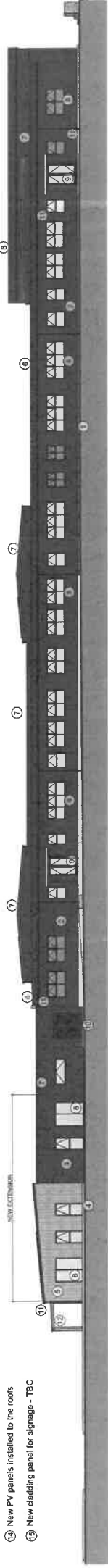
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2



South Elevation

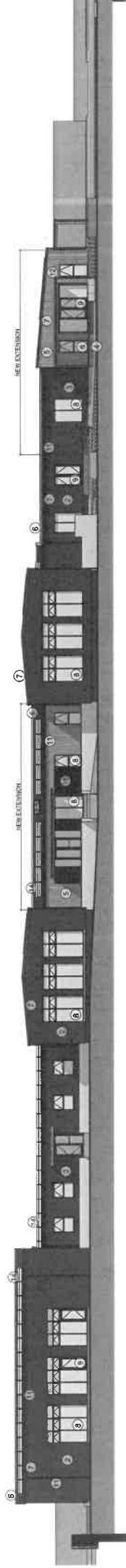
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East Elevation

3

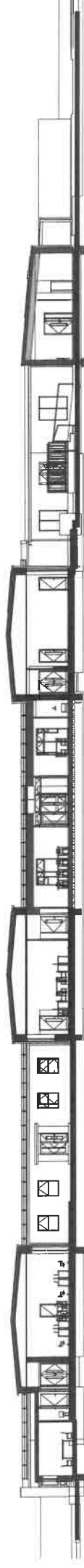
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West Elevation

4

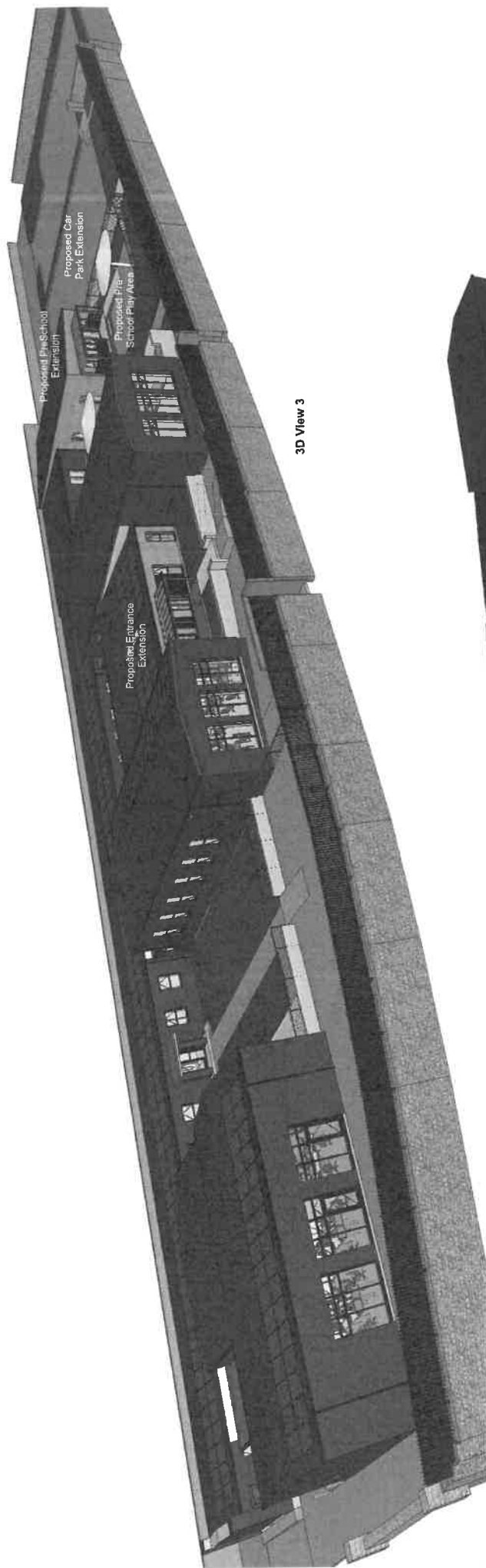
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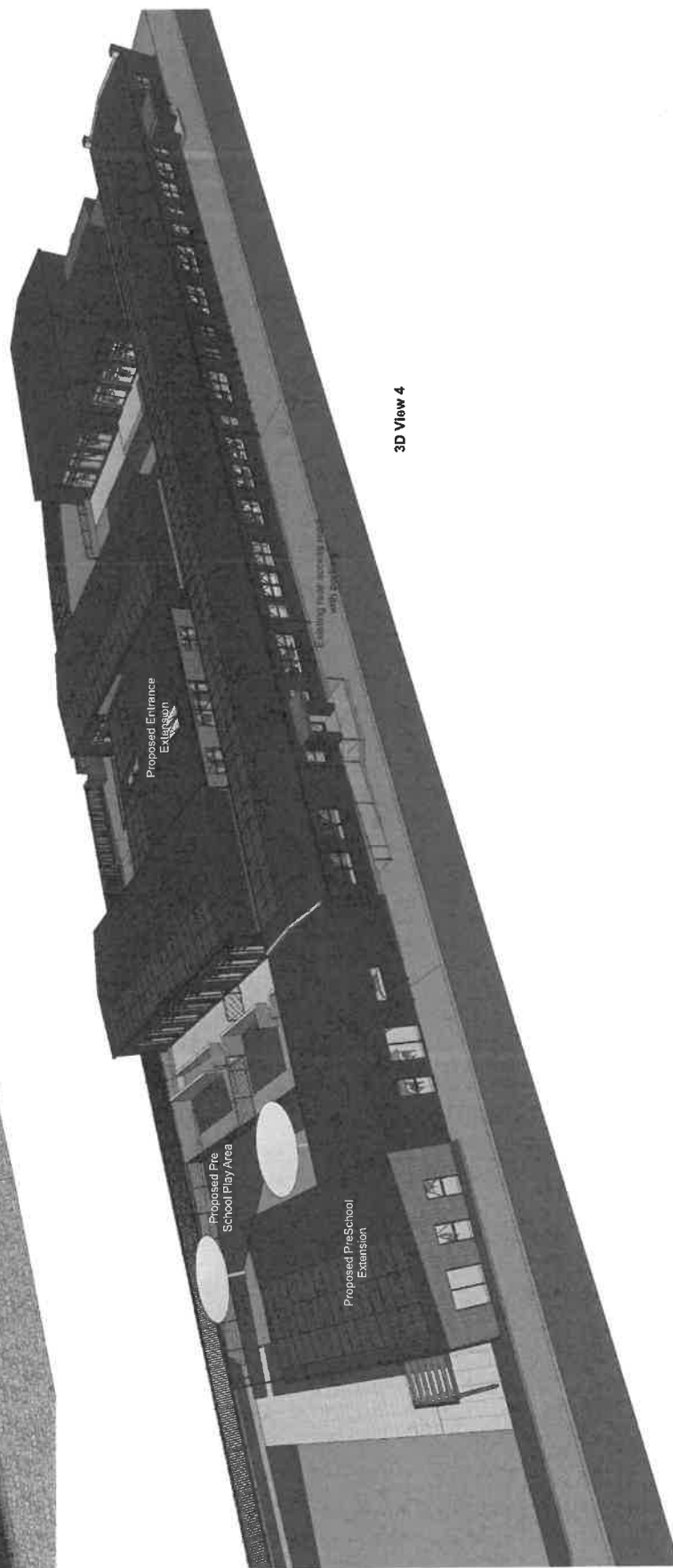
Proposed Building Section

22

1:20



3D View 3



3D View 4

**Corporate Relocation and Proposed Pre School Blaina ICC
Existing Site Plan**
Bleisau Gwent County Borough Council
Community Services

