



eco-scope  
ecological solutions

Our Reference: ECO: 1072

Sent via e-mail

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Date: 12<sup>th</sup> March 2024

**STATUS OF ECOLOGICAL SURVEY REPORTS AT TAN-Y-GRAIG FARM, PENTRAETH, YNYS MÔN**

Further to our instruction to consider the validity of existing ecological reports and how they relate to a new planning application, Stuart Kato M.Sc., MCIEEM Managing Director of Ecoscope Ltd. visited the above site on the 08<sup>th</sup> March 2024.

In March 2022 Ecoscope Ltd. undertook ecological assessment work (our reference ECO\_804) to support a previous planning application at this site (REF: 42C6N) for 15 holiday chalets. This application previously gained consent on the 15<sup>th</sup> October 2018. The new application is for a residential development on the same site.

Current guidance provided by CIEEM (advice note April 2019 available here: <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>) states that for a report more than three years old *“The report is unlikely to still be valid and most, if not all, of the surveys are likely to need to be updated (subject to an assessment by a professional ecologist, as described above).”*

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In line with the above guidance the site was visited on the 08<sup>th</sup> March 2024 to provide an update to support the new application. Photographs of the site visit are appended to this letter. In-line with the approved existing consent and as we understand, all applicable conditions, the site has been stripped of all topsoil leaving bare earth.

The site is not of any significant ecological value. Hedgerow site boundaries are retained by the new proposal which uses the existing access. No further ecological survey work is considered necessary.

Best practice guidance recommends that the ecological baseline is taken from the state of the site before any clearance works. Local and National planning policy recommends that all developments must show a biodiversity net gain wherever possible. We consider that this can easily be achieved by implementing the enhancement measures recommended in our report for the existing consent. Our enhancement recommendations for the existing consent are repeated below:

### **Protection and Reduction**

*Boundary hedgerows are unmanaged and dense, providing corridors for wildlife between adjacent habitat. A strategy to maintain dense hedgerows must be implemented, particularly where a new access route to the main road is considered.*

*In conjunction with a hedgerow strategy, a lighting diagram must be included with the application. Lighting must be at low level and directional, affording sufficient visibility for safety but minimising light spill to site boundaries and compliant with best practice Ecological Guidance on lighting.*

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**Mitigation and enhancement measure examples:**

				
<b>a)</b> Slanted lighting bollard	<b>b)</b> Screened lighting bollard	<b>c)</b> Schwegler 1B bird box	<b>d)</b> Schwegler 2H bird box	<b>e)</b> Schwegler 2F bat box

**Enhancement and Mitigation**

*The following measures could be incorporated to the design to provide a biodiversity gain:*

- a) Tree planting. Predominately native along existing hedgerows but can include ornamental trees alongside the drive (e.g. flowering cherries).*
- b) Loss of neutral grassland to be mitigated by wildflower seeding, enhanced margins and shrub beds with ornamental species suitable as pollinator plants.*
- c) Pond provision. Inclusion of a pond or wetland will provide enhanced biodiversity benefits;*
- d) Provision of bird and bat boxes*

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*These measures should be shown on the proposed plan submitted with the application.*

***Enhancement suggestions summary:***

- *Provision of bird and bat boxes*
- *INNS strategy*
- *Wildflower seeding in landscaping design*
- *Tree planting as part of landscaping design*
- *Pond creation or enhancement of existing pond*

Provided the measures above are adopted, the final proposal is unlikely to have any major direct or indirect negative impacts on wildlife and can provide positive benefit. This would follow local and National planning policy. We trust this provides sufficient information, but should you have any further queries please do not hesitate to contact us.

Yours sincerely,

**Mr. Stuart Kato** M.Sc. MCIEEM  
Managing Director of Ecoscope Ltd.

*Encl. Site images March 2024*

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<p><b>A. Bare ground</b></p>	<p><b>B. Looking to the site compound</b></p>
	
<p><b>C. Bare ground</b></p>	<p><b>D. Bare ground</b></p>
	
<p><b>D. Site boundary features remain intact</b></p>	<p><b>E. Site boundary and patchy grass regeneration</b></p>

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