

DC/2017/000027

THE ERECTION OF A RAW WATER PUMPING STATION (RWPS), FISH SCREEN, TRANSFORMER STATION, SECURITY FENCING, LIGHTING, UNDERGROUND PIPEWORK, LANDSCAPING, BUILDING DEMOLITION, MODIFICATIONS TO EXISTING SITE ACCESS, ALONG WITH TEMPORARY COFFER DAM, CONSTRUCTION COMPOUND AND CONSTRUCTION ACCESS

PRIORESS MILL RWPS, PRIORESS MILL LANE, USK

RECOMMENDATION: APPROVE

Case Officer: Kate Bingham

Date Registered: 02/02/2017

1.0 APPLICATION DETAILS

- 1.1 This application has been submitted on behalf of Dwr Cymru Welsh Water (DCWW) which has statutory responsibility for the provision of water and sewerage services across Wales and parts of Western England. The application site is situated approximately 1.2km north-west of the town of Usk in Monmouthshire. Access to serve the proposed Development site is via Prioress Mill Lane which is connected to the A472, approximately 250m to the south-west. The site is located in open countryside. A small part of the site to the north lies within the River Usk which is designated as a Special Area of Conservation (SAC) as well as a Site of Special Scientific Interest (SSSI) and also lies within an area of Flood Risk. Prioress Mill and Cottage, a Grade II listed building is located in close proximity to the application site, to the east.
- 1.2 The predominant land use surrounding the application site is agricultural although there is a small group of residential properties. The closest residential properties are located on Prioress Mill Lane, approximately 20m from the existing Pumping Station building. Other residential properties are located along the A472, opposite the entrance to Prioress Mill Lane. An equestrian centre is located to the south of the A472, close to the western part of the application site. A public right of way (PROW), the Usk Valley Walk crosses this part of the application site in a north-south direction.
- 1.3 The proposed development includes the following elements;
- New Pumping Station Building;
 - Seven Fish Screens;
 - Temporary Cofferdam;
 - Transformer Station;
 - Temporary Construction Compound and Construction Access;
 - Underground pipework;
 - Security Fencing
 - Lighting/CCTV;
 - Modifications to the existing site entrances on Prioress Mill Lane;
 - Landscaping; and
 - Demolition of the existing Pumping Station.
- 1.3 The proposed development also involves the permanent overhead diversion of a 66kv overhead line (OHL) to the west of the new Pumping Station. This involves the building of a new wooden pylon in the agricultural field on the northern bank of the River Usk and as an interim measure, diversion of the cable underground to facilitate construction

works. The works will be undertaken by the distribution network operator, Western Power Distribution outside the planning application process under the Electricity Act 1989.

- 1.4 The temporary diversion of the Usk Valley Walk PROW that crosses the site of the proposed construction compound is also required and will be undertaken separately outside this planning application under the relevant legal provisions.
- 1.5 Prioress Mill RWPS has been identified by DCWW as a high risk asset with operational and maintenance issues based upon the reliability, age and safety of the installed mechanical and electrical equipment. All mechanical and electrical assets are estimated to be 35 years old and are considered to be in poor condition. Corrosion and leakage are present on the pumps and mechanical installation. The pumps and shafts are subject to a high failure rate and maintenance spend. The motors, electrical switchgear, assemblies and controls are also 35 years old and at the end of their serviceable life. There are also undesirable hydraulic condition issues at the sump and pump intake arrangement causing unnecessary wear.
- 1.4 National Resources Wales (NRW) is due to introduce new abstraction licence constraints at Prioress Mill by the end of 2018. The seasonal constraints under the new licence conditions increase the criticality and need for an ongoing high reliability of service. Under the new abstraction licence, maximum pump availability will be required between November and March each year in order to replenish Llandegfedd Reservoir (which is fed from Prioress Mill RWPS). Any failure at Prioress Mill resulting in a capacity reduction may result in Llandegfedd levels remaining low throughout the summer period, increasing the risk of reduced production from Sluvad WTW (which in turn is fed from Llandegfedd Reservoir). Due to the criticality of this asset, there is the subsequent risk of a shortage of water to the Cardiff distribution area.
- 1.5 Furthermore the existing water intake screening facilities at Prioress Mill RWPS do not meet the requirements of European Directive 92/43/EEC or the Conservation of Natural Habitats and of Wild Fauna and Flora 'the Habitats Directive ' and The Eels (England and Wales) Regulations 2009 and so need to be upgraded.
- 1.6 In accordance with the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016 *'the EIA Regulations,'* an Environmental Statement has been prepared and is submitted in support of this planning application. In addition, a Green Infrastructure Concept Statement; Construction Traffic Management Plan; Landscape and Visual Impact Assessment; Noise Impact Assessment; Historic Environmental Desk Based Assessment; Water Framework Directive Assessment Screening Report and Habitat Regulations Assessment Screening Matrices are also provided. The statutory requirement for a Design and Access Statement is duly noted and has been prepared as a separate report to accompany this planning application.
- 1.7 A Public Consultation Report, prepared in line with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) (amendment) Order 2016 also accompanies this planning application.

2.0 RELEVANT PLANNING HISTORY

No recent applications.

M/9528 Replacement of Prioress Mill Weir
Refused 12/12/06

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

- S12 – Efficient resource Use and Flood Risk
- S13 – Landscape, Green Infrastructure and the Natural Environment
- S16 – Transport
- S17 – Place Making and Design

Development Management Policies

- LC1 – New Built Development in the Open Countryside
- LC5 – Protection and enhancement of Landscape Character
- DES1 – General Design Considerations
- EP1 – Amenity and Environmental Protection
- EP2 - Protection of Water Sources and the Water Environment
- NE1 – Nature Conservation and Development
- GI1 – Green Infrastructure Provision
- MV1 – Development and Highway Considerations
- MV3 – Public Rights of Way
- SD3 - Flood Risk
- SD4 – Sustainable Drainage

4.0 REPRESENTATIONS

4.1 Consultations Replies

4.1.1 Llanbadoc Community Council – Recommend refusal.

1. There are a number of key policies which appear pertinent to the application and which were considered accordingly
LC1,LC5,S2,SD3,S10,S13,S17,RE3,RE4,RE5,RE6,NE1,EP1,DES1,TS and T3.
2. It was noted that the application relates to an existing use (raw water pumping) which needs to be updated/improved. The site is located in the open countryside and as such policies in relation to the protection and enhancement of the landscape should be considered but we feel that they have not been. Landscaping and tree screening should be detailed to ensure sympathetic development.
3. Part of the site is located in the River Usk floodplain and we noted the response by NRW to these issues which should be addressed. In addition we noted the concerns of local residents with regard to increased surface water run-off and note that these concerns have not been considered in detail.
4. Policy number MV1 requires a Construction Traffic Management Plan to be submitted, which it has been but does not appear to address residents and should be more detailed.
5. There is a Right of Way passing through the site which is intended to be diverted during construction and we noted the residents concern with regard to this matter.
6. The information provided in the application did not appear to consider in sufficient detail the protection of the landscape character and nature conservation. In particular the building scale (especially height) appear to have changed and could be considered unsympathetic to the environs.
7. Noise levels (policy number EP1) both during and post construction have been noted as being of particular concern to local residents and whilst a noise impact

assessment has been carried out it did not appear to properly address these concerns by means of proper analysis.

8. Policy number DES1 should be considered as a matter of importance and again does not appear to have been considered in sufficient detail - for example the requirements of the Well Being of Future Generations Act 2015 do not appear to have been met.

9. We noted the objections raised by affected residents who clearly feel that their views have not been taken account of. For example construction time span, working hours (including week ends) etc.

4.1.2 Natural Resources Wales – No objections. Based on the information submitted, we recommend that you should only grant planning permission if you attach the suggested conditions. These conditions would address significant concerns that we have previously identified and we would not object provided you attach them to any planning permission.

4.1.3 Glamorgan Gwent Archaeological Trust – No objections.

4.1.4 MCC Biodiversity Officer – No objection subject to conditions (included at end of report).

Protected Sites

The proposed development site is located on the southern bank of the River Usk, which is designated as a SAC and SSSI. A Habitats Regulations Assessment of the proposal has been undertaken by Monmouthshire County Council. This assessment is required by Regulation 61 of the Conservation of Habitats and Species Regulations 2010, in accordance with the EC Habitats Directive (Council Directive 92/43/EDC) before the Council as the 'Competent Authority' under the Regulations can grant permission for the project. A number of hazards have been identified and counteracting measures allow a conclusion of No Significant Effect to be reached subject to the use of standard planning conditions to secure the measures.

Protected Species

Otter

Consideration for otter has been covered through the HRA process above, note that the three protected species tests will need to be considered (see NRW comments for Favourable Conservation Status test).

Bats

The Protected species report prepared by Arcadis dated November 2016 confirms that No bats were recorded roosting on site, and the building and tree inspections recorded negligible potential for roosting features on site. The River Usk corridor and Craig y Garcyd SINC woodland were noted for their potential to support commuting and foraging bats. Lighting of the site in the long term will need to consider foraging/commuting bats and light spill to these features.

Dormouse

Dormouse have been confirmed using suitable habitat at the site. A section of important hedgerow will be removed in order to facilitate access to the temporary site compound from the A472. Scrub habitat areas will also be lost in order to accommodate access between the temporary site compound and the main works area. A dormouse licence will be needed to undertake these works (a ghost licence has already been prepared) that the three protected species tests will need to be considered (see NRW comments for Favourable Conservation Status test). The hedgerow will be reinstated and enhanced with species-rich new / replacement hedgerow planting and therefore the impact will only be temporary.

Nesting Birds

Areas of bird nesting habitat will be disturbed and removed during works. If vegetation clearance is to be undertaken within the breeding bird season (March to August, inclusive), then preconstruction surveys for nesting birds should be carried out by a suitably qualified ECoW, within 48 hours of the vegetation clearance. Any vegetation clearance should only take place once the absence of nesting birds has been confirmed and with regard to the presence of other protected species. A planning condition shall be used to secure this.

Priority Habitat

The proposed development will result in the loss of some small scale habitat (woodland and scrub) located along the northern boundary of the site on the edge of the SINC (Craig y garchyd woodland) as a result of the new intake structure. However, other habitat areas that will also be removed in order to facilitate the construction phase are to be reinstated / replaced and over time will re-establish. Mitigation, in the form of a Green Infrastructure Plan has identified enhancements that can be made within the site that will result in a localised net gain for biodiversity. A management plan condition shall be used to ensure long term management of the site and compensate for the loss of priority habitats.

Invasive non-native species

Himalayan Balsam, cotoneaster and giant hogweed have been identified at the site. The former presents a high risk to the biodiversity value of the SAC and wider environment and its spread must not be facilitated during development. The project Environmental Management Plan shall help to control this and a planning condition is recommended.

- 4.1.5 MCC Environmental Health Officer (Noise) – With regard to the context, the predicted noise level of typically 34 – 36dB is significantly lower than existing levels influenced by the existing facility presented by the applicant in the January and 11th April reports. These levels range from 43 – 47dB for daytime and 42 – 45dB for night periods. On this basis I do not therefore object to this application as the development will potentially significantly improve the noise climate from the existing situation particularly when the facility is working in its ‘summer operational mode’ when the levels are predicted to be lower than those presented in the above referenced assessment. However please note in my view there will be the potential for noise, particularly from the extract fans on the southern façade, to be audible at times at the nearby dwellings especially during evening / night hours as background sound levels drop. Complaints of disturbance to this section would be considered with regard to the statutory nuisance provisions of the Environmental Protection Act 1990. A defence against any action taken under these provisions would be show that the best practicable means were used to prevent, or to counteract the effects of, the nuisance. Conditions are recommended (included at end of report)
- 4.1.6 MCC Highways – No objections subject to conditions (included at end of report). Following satisfactory receipt of revisions we as Highway Authority are in a position to offer our support to the development proposal and therefore will not require any pre-commencement planning conditions. The only conditions that we will specify from a Highways standpoint is that the development is carried out strictly in accordance with the approved plans, construction traffic management plan and method statement.
- 4.1.7 MCC Planning Policy – No objection in principle.
- 4.1.8 MCC Green Infrastructure, Landscaping and Urban Design Officer –

MCC broadly agree with the baseline study of the site and the evaluation of proposed redevelopment, and its potential impact on landscape character and visual amenity: the construction, scale and end use will have a moderate adverse impact on landscape character and visual amenity. Given the significance of this effect, MCC secured improvements to the design of the building and additional screening (landscape planting) to reduce its overall visual impact.

We have requested the use of a recessive colour scheme and the use of two material types; to reduce the overall scale and mass of the building and its elevations (as viewed from key receptor points). We have also secured an improved landscape planting scheme, to provide additional mitigation at a local level (screening) and in the wider context; by integrating the proposal with the surrounding landscape and planning views to and from the proposal.

The revised building design, strategic landscape planting scheme (including SUDS) and a management plan will reduce the overall long-term impact on visual amenity and landscape character.

We would therefore support the proposal, subject to the conditions being imposed to the planning permission (see conditions set out at end of report).

4.2 Neighbour Notification

Objections received from nine local households on Prioress Mill Lane:

- The revised modelling has again failed to address our objection, with regard to increased flood risk from erosion, nor has it satisfied NRW's instructions adequately. The report acknowledges the proposed intake will cause scour but does not consider where the scoured material will be deposited. We would suggest this would typically be at around 3-5 channel widths below the scour hole i.e. 90-150m. That is to say directly in front of our flood defences where it would have the effect of reducing the effectiveness of those defences.
- We would hope that NRW would not consent a 10m/30% narrowing of the river channel.
- There remains an unknown but potentially catastrophic erosion impact on the privately funded Prioress Mill Flood Defences and nearby HT power line pylons.
- Even using the applicant's most optimistic figures the design clearly cannot meet reasonable noise emission standards.
- The proposed pump house building was never designed to contain sound levels – at almost 12m high, with a bank of 8 external HVAC fans at high level pointing towards the nearby residents and a large internal void volume. Whilst some mitigation conditions regarding addition of sound insulation have now been applied after pressure from residents and intervention by MCC EHO, it remains a fatally flawed design which should not be accepted in its current form.
- Screen conifers restrict light into no.7 Prioress Mill Lane.
- Flawed public consultation process and no regard had for concerns of residents.
- Working hours (which include weekend working) are totally unacceptable to residents and this major project is happening right in the middle of a quiet open countryside historical small residential area.
- In order to access the field through the gate, all construction/delivery vehicles will in effect have to cut across the very top of Prioress Mill Lane (junction with A472). Running underneath that junction are mains gas and water pipes. These have ruptured frequently in the past due to large cranes and other vehicles using the lane to access the water treatment plant.
- At peak times the general flow of traffic eastbound and westbound on the A472 makes this junction difficult to navigate. With the addition of another 170 or so access/egress

journeys by construction related traffic, negotiating the junction will be nigh on impossible.

4.3 Other Representations

Usk Town Water Fishery Association – Object to the application.

- Alarmed by the prospect of a 10 metre structure protruding into the river channel where the entire width is probably around 30 metres only as this would appear disproportionately harmful and dangerous.
- Concerned about implications of erosion of the left bank together with downstream movement of the river bed when the volume of water reaches dangerous proportions in flood conditions. Owing to the natural flow always having run to the left bank when going downstream a short distance to the former show field side a tendency towards erosion can already be seen and confirmed and the proposal can only exacerbate that when the river rises in even modest flood conditions. Significant downstream movement of stones and gravel can also prove ruinous to pools and the river environment below the site.
- Anticipate that over the duration of the construction the provision of a substantial coffer dam will be a necessity. While works in the river channel are generally only consented in the summer months between May and October when flows are usually more benign, there is always the chance of a substantial short lived but fierce summer spate which could impact owing to the remaining open channel on the left bank being temporarily restricted. These possibilities need examination and must lead to a conclusion more certain than the “unlikely to change” status specified in the last sentence of the Arcadis document.

4.4 Local Member Representations

Cllr Val Smith – Concerns over design and requests that the application is presented to Committee if recommended for approval.

5.0 **EVALUATION**

5.1 Principle of Development

5.1.1 At a national level, Planning Policy Wales (PPW) 9th Edition (Welsh Government, November 2016) provides relevant planning guidance. The content of national guidance must be taken into account by local planning authorities when deciding planning applications.

5.1.2 Paragraph 12.1.1 of PPW states that, *‘adequate and efficient infrastructure, including services such as education and health facilities along with water supply, sewers, waste management, electricity and gas (the utilities) and telecommunications, is crucial for the economic, social and environmental sustainability of all parts of Wales. It underpins economic competitiveness and opportunities for households and businesses to achieve more socially and environmentally desirable ways of living and working. At the same time, infrastructure which is poorly designed or badly located can exacerbate problems rather than solving them.’*

5.1.3 Paragraph 12.1.4 states the Welsh Government’s aim to secure the environmental infrastructure necessary to achieve sustainable development, while minimising adverse impacts on the environment, health and communities. The guidance notes

that new approaches to infrastructure will be needed in light of the consequences of climate change.

- 5.1.4 Alongside PPW, Technical Advice Note 12 (TAN 12) '*Design*', Welsh Government (2016) is the principal source of design guidance for Wales providing a broad framework with which to steer design standards and principles at the local level. It fully advocates those aspects of good design identified in PPW and presents a series of guidelines to deliver these elements.
- 5.1.5 The Local Planning Policies contained within the Adopted Monmouthshire Local Development Plan that need to be considered as part of this application are listed above in Paragraph 3.0. In terms of the principle of development, Policy LC1 relates to new build development in the open countryside. While the proposed development does not constitute one of the exceptions listed in Policy LC1, it is recognised that the open countryside is an appropriate location for a development of this nature where the requirement to be sited in proximity to a river corridor dictates its location. As noted in the policy guidance, support for such development is provided for by national planning policy in which the provision of key infrastructure, including water supply is considered necessary to supporting economic, social and environmental sustainability. In addition, the proposed building structures are all sited within the existing operational area of the site in close proximity to existing buildings, in compliance with policy criterion b).

5.2. Visual Amenity and Landscape Impact

- 5.2.1 The existing Pumping Station is the main building within the RWPS site. The building includes a water intake structure consisting of two intake trash screens on the riverbank. Isolation and drain valves are located in separate chambers near to the western edge of the site, along with four surge vessels within a reinforced concrete structure to the south of the Pumping Station Building.
- 5.2.2 A surface car park is also provided to the south of the Pumping Station and to the east is a transformer building. An area of broad-leaved semi-natural woodland is located in the north western corner of the site, extending beyond the site's operational boundary. Elsewhere areas of amenity grassland, hedgerow, scrub, shrubs and coniferous hedgerow are found within the site. The site is enclosed by 2.4m metal palisade and chain link fencing.
- 5.2.3 An electrical substation is located immediately to the south of the application site. Overhead power cables connect to this substation to the north, west and south and some of these overhead lines cross the western edge of the existing DCWW site.
- 5.2.4 The proposed Pumping Station is to be located immediately to the west of the existing Pumping Station building on land currently occupied by hard standing, amenity grassland, shrubs and broad-leaved semi-natural woodland. The proposed building would comprise a large pump hall in its northern half, and a Motor Control Centre (MCCtr) in the smaller southern half of the building. An underground structure beneath the footprint of the pump hall will extend into the river bank to facilitate the water intake structure, including seven fish and debris screens. The dimensions required for this building (32m L x 28.5m W x 10m H) are based on the need to provide the necessary space, particularly the head height for the internal pumps and their maintenance. Connected to this, the adjoining MCCtr building is of smaller scale (15.5m L x 12m W x 5.3m H) responding to its particular operational requirements, whilst seeking to ensure that the overall massing of the building is reduced as far as possible. The building heights are fixed and constrained by the plant and operational requirements.

It should be noted that the applicant's design team have already reduced the building height during the design process to the minimum allowable for the station to function.

- 5.2.5 A new Transformer Station is to be installed between the proposed Pumping Station and an existing off-site electricity substation. The transformer serves to reduce the voltage supplied by the Distribution Network Operator (DNO) for the site and will be under the ownership and control of the DNO. New underground pipework is to be installed to the south of the Pumping Station, connecting this building to the existing pumping mains. This proposed building is similar in scale to the existing switch building on-site, measuring 14.6m L x 5.3m H x 5.5m W.
- 5.2.6 The existing Pumping Station building is to be decommissioned and demolished to ground level once the replacement Pumping Station is operational.
- 5.2.7 A landscaping scheme, comprising species-rich woodland planting is proposed, along with hedgerow infill planting and wildflower grassland planting at various locations across the RWPS site, including the site of the existing Pumping Station.
- 5.2.8 The application site is not subject to any international or national landscape designations. A landscape and visual impact appraisal has been undertaken for the proposed development in accordance with published Guidelines for Landscape and Visual Impact Assessment. This has concluded that insofar as construction activities are concerned these would constitute temporary elements within the local landscape and views. The appraisal considers that following construction, the proposed infrastructure would be apparent from limited vantage points within the locality, due to the presence of existing woodland and hedgerows but would generally be seen in the context of infrastructure and built development nearby, such as the adjacent electricity sub-station. In addition, existing vegetation and proposed planting would serve to strengthen existing landscape characteristics, limit visibility of the proposed development, and integrate the proposals with the surrounding landscape and views. Overall, the applicant's landscape assessment concludes that landscape and visual effects are considered to be 'Moderate adverse' during construction and operation.
- 5.2.9 In terms of construction activities, the LVIA recognises that the movement of plant and vehicles and the creation of material stockpiles will introduce temporary elements within the local landscape and views. Overall, considering the nature of construction activities, particularly their very transient characteristics, the magnitude of landscape and visual impacts is considered within the Assessment to be *Moderate adverse*.
- 5.2.10 Following construction, the LVIA notes that the proposed infrastructure would be apparent from limited vantage points, due to the presence of existing woodland and hedgerows. It also notes that the immediate landscape is largely defined by mixed built form and that the proposed development would only result in minor change to the setting of this area, which already includes similar built development.
- 5.2.11 In conclusion, the LVIA considers that existing vegetation and proposed planting would serve to strengthen existing landscape characteristics within the River Usk corridor, integrating the proposed development within its setting. The overall significance of landscape effect during operation is therefore considered to be *Moderate adverse*.
- 5.2.12 It is proposed to retain and protect the existing native tree/scrub/woodland and hedgerow vegetation, wherever possible. River bank restoration (in areas of building/structure demolition) and protection. Appropriate treatment of non-native invasive species to be carried out within the boundary of the site involve:

- Woodland, tree and shrub planting, comprising of native tree and shrub species;
- Wildflower grassland seeding;
- Species specific mitigation, compensation and enhancements (such as for otters and dormice).

5.2.13 The applicant proposes to retain areas of mature vegetation along the riverbank and re-plant native woodland species to the old pumping station site. They also propose to plant a section of the site, to the west of the new pump station with trees and shrubs. The creation of woodland to screen the pump station from sensitive viewpoints is welcomed. Following discussions with the Council's Landscape Officer, the layout of the proposed planting has been naturalised and now also includes several stands of (native) black poplar. The creation of an area of wet woodland to the west of the site was also suggested but this is not possible as the land is outside the control of the applicant and used for grazing.

5.2.14 Furthermore, the cladding material for the pump station has been amended to include vertical timber boarding at high level with non-reflective cladding in a recessive colour below. This brings a more agricultural character to the building and breaks up the mass as it was not possible to reduce the overall height of the building due to the size of the plant within and the need for the floor level to be above that of the river flood plain.

5.3 Biodiversity Considerations

5.3.1 The proposed development site is located on the southern bank of the River Usk, which is designated as a SAC and SSSI. The proposed abstraction point for the RWPS is to be installed within the channel of the River Usk SAC / SSSI. The Environmental Statement notes that at present the water intake compromises the integrity of the River Usk SAC / SSSI as fish (including those identified within the SAC citation) are affected by the works through the lack of mitigation measures to prevent entrapment during the abstraction process. The proposed development will therefore help to protect the integrity of the River Usk and the fish assemblage present.

5.3.2 The proposed development will result in the loss of some small scale habitat (woodland and scrub) located along the northern boundary of the site as a result of the new intake structure. However, other habitat areas that will also be removed in order to facilitate the construction phase are to be reinstated / replaced and over time will re-establish. Mitigation, in the form of a Green Infrastructure Plan has identified enhancements that can be made within the site that will result in a localised net gain for biodiversity.

5.3.3 The ecological features of the site were surveyed and established through a series of environmental and biodiversity reports the product of which was the identification of certain areas which are of greater value. The use of these areas will be minimised by the design in order to reduce the impact upon the environment.

5.3.4 An important section of hedgerow will be removed in order to facilitate access to the temporary site compound from the A472. Scrub habitat areas will also be lost in order to accommodate access between the temporary site compound and the main works area. However, the hedgerow areas will be reinstated with species-rich new / replacement hedgerow planting and therefore the impact will only be a temporary one.

5.3.5 A Project Environmental Management Plan (PEMP) has been prepared to accompany the planning application, setting out a range of environmental management initiatives and the promotion of good standards of environmental awareness. It is suggested that

it should be a condition of any consent that the development is undertaken in accordance with this plan.

5.3.6 As the proposal affects Otter and Dormouse habitat the three tests under the Habitats Regulations are considered:

European Protected Species – Three Tests

In consideration of this application, European Protected Species (otters and dormice) will be affected by the development and it has been established that a derogation licence from Natural Resources Wales will be required to implement the consent. Monmouthshire County Council as Local Planning Authority is required to have regard to the Conservation of Species & Habitat Regulations 2010 (as amended) and to the fact that derogations are only allowed where the three tests set out in Article 16 of the Habitats Directive are met. The three tests have been considered in consultation with NRW / Council Biodiversity and Ecology Officers as follows:

- (i) The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

Development Management Comment: The provision of a replacement, fit for purpose Raw Water Pumping Station is needed in the national interest as it is essential infrastructure. The current Prioress Mill RWPS has been evaluated by operators as being inefficient and inadequate to keep up with current consumer demands, and presents an unacceptable risk to the security of supply to the reservoir to which it is linked. It has been determined that a refurbishment of the existing station to meet the demands is not possible within the operational constraints of the station and as such a new RWPS facility is required. In addition, the existing water intake screening facilities at Prioress Mill RWPS do not meet the requirements of the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora 'the Habitats Directive' and The Eels (England and Wales) Regulations, 2009 and so need to be upgraded.

- (ii) There is no satisfactory alternative

Development Management Comment: By implication the replacement pumping station is site specific and practically has to be developed on this site next to the River Usk alongside existing utilities and infrastructure.

- (iii) The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Development Management Comment: Dormouse have been confirmed using suitable habitat at the site. A section of important hedgerow will be removed in order to facilitate access to the temporary site compound from the A472. Scrub habitat areas will also be lost in order to accommodate access between the temporary site compound and the main works area. The hedgerow, however, will be reinstated and enhanced with species-rich new / replacement hedgerow planting and therefore the impact will only be temporary.

Chapter 5 of the ES states all excavations will be securely fenced or covered, outside of working hours, to prevent any otters and other mammals becoming trapped. Scaffold boards will also be used to form ramps which will provide a means of egress in the event of otters / other mammals entering into any excavations. In addition, efforts will be made to keep the site secure to keep otters excluded from areas where they could be injured or harmed during the construction phase. This is also covered by the otter licence method statement. A planning condition has been required by NRW to ensure that the method statement is implemented.

Permanent loss of riparian habitat will occur beneath the footprint of the new inlet structure where the new fish screens are to be installed. The otter licence method statement states that once the decommissioning of the existing RWPS has taken place, the existing abstraction point will be reinstated and new riparian habitat created. Therefore, it is not considered that the loss of habitat will have a significant effect on the interest features of the SAC. The Otter licence method statement states that a new otter holt will be incorporated into the adjacent woodland as compensation for the resting site. This will be of more value to otters in the long-term and positioned in a more secluded location away from the existing DCWW site.

In the light of the circumstances outlined above which demonstrate that the three tests would be met, and having regard for the advice of Natural Resources Wales and the Council's own Biodiversity Officers, it is recommended that planning conditions are used to as set out at the end of this report.

5.4 Flooding

- 5.4.1 DCWW is proposing to construct a new RWPS, requiring an inlet/abstraction point leading from the River Usk into the works. The nature of the new intake structure is such that it is required to be sited in a fluvial location. The proposed new pumps would operate under a new abstraction licence which will set the limit for the maximum amount of annual water abstraction from the River Usk.
- 5.4.2 A Flood Consequences Assessment (FCA) has been undertaken in support of the planning application, in order to demonstrate that the proposal has been made safe through design, is flood resistant and does not increase flood risk elsewhere. The FCA has shown that fluvial flooding from the River Usk is considered to be negligible as the site is elevated and protected by flood defences. As there is no history of groundwater flooding at the application site and the proposed development includes no activities likely to impact groundwater flooding, the risk of flooding from groundwater sources is also considered to be negligible.
- 5.4.3 As the majority of the application boundary has a 'very low' surface water flood risk the proposed development site is categorised by NRW as being at 'low' risk of flooding. Consequently, the risk of flooding from surface water sources is considered to be minor. The proposal will not result in significant long-term increases in the impermeable area of the site and includes the incorporation of appropriate SuDS techniques and general improvements to the current drainage situation. The proposed development would therefore not result in any significant increases in flood risk to the site or third party areas, and instead is likely to result in slight beneficial impacts.
- 5.4.4 The proposed development includes the construction of a flood bund to protect the proposed pumping station from major mains bursts at the connection between the existing 48 inch pipeline and the proposed 1200mm pipeline and therefore the risk of flooding from artificial (reservoir) sources is considered negligible.
- 5.4.5 The proposed development site is located 20km inland and at a minimum elevation of 20m AOD, and therefore the risk of flooding from coastal and tidal sources is considered negligible.
- 5.4.6 The applicant has prepared a hydraulic flood model to assess the risks and consequences of flooding. This model has been verified by NRW and it has been confirmed that it is fit for purpose. The model has also used the latest climate change guidance (i.e. + 25%). The results of this model are presented in the submitted "Flood Modelling, including New Channel Survey – Technical Note" dated 16 May 2017. The

technical note demonstrates the impacts of the development on flood risk elsewhere during a range of flooding scenarios including the extreme 0.1% annual probability event.

- 5.4.7 The model and technical note indicates that a small area of agricultural land on the left bank of the Usk could experience an additional 20mm of flooding during the extreme 0.1% flood event. You should note that the increases are constrained to land immediately upstream of the new pumping station which is currently at risk of flooding to depths of 3 metres during 0.1% event. The applicant has demonstrated there will be no increase to the extent of flooding and more importantly there is no change to the onset of flooding when comparing the pre and post development scenarios. On this basis NRW have confirmed that they do not have concerns over flood risk elsewhere as a result of the proposed development. As such there is no basis on which to sustain an objection to the application based on potential flooding.
- 5.4.8 It is recognised by the applicant that the presence of the new RWPS will result in local acceleration of flows during large flow events due to the narrowing of the river by approximately 10m (worst case 1/1000 flows). This may result in an increase in depth-averaged flow velocities, which in turn increases the potential for sediment transport. Calculations show that for a representative sediment size there is only a marginal increase in the critical bed velocity required to initiate bed load sediment transport.
- 5.4.9 Eddy formation due to the new screens and intake structure are likely to be localised, impacting on the river bed and not the river bank. Any scour induced as a result of these eddies is confined to the river bed at the structure and not further downstream. As both banks are heavily vegetated this will slow down the flow velocity, leaving the highest flows in the centre of the river.
- 5.4.10 The applicant also requires a Flood Risk Activity Permit (FRAP) from NRW for works in, over, under or near the River Usk. NRW previously requested details from the applicant to demonstrate that the construction phase would not impact on river flows, cause bank erosion or introduce new flood flow routes. The applicant has provided some details regarding these points. NRW will be requiring the rest of the information regarding construction from the applicant as part of their FRAP submission. This will include information on the reinstatement of the existing intake area; confirmation that the existing bank crest remains at the same level; and information in relation to the proposed cofferdams or other temporary works required for construction. These details have not been provided within the planning application, but NRW advise that the FRAP will cover these elements of the proposal. The FRAP will also regulate any potential erosion issues resulting from the proposal. The FRAP can require an assessment of erosion and dependent on that outcome, NRW can secure future monitoring of this area to ensure any future erosion is remedied in a proactive manner.

5.5 Access and Highway Safety

- 5.5.1 A Construction Traffic Management Plan (CTMP) has been prepared in support of this application, the scope of which has been agreed with MCC at the earlier EIA Scoping stage. The purpose of the CTMP is to outline the management of vehicle movements and the interaction with the surrounding road network during the construction process.
- 5.5.2 The CTMP states that during the construction phase of development an alternative access will be provided into the temporary construction compound to the south of the proposed RWPS in order to minimise the use of Prioress Mill Lane. Prioress Mill Lane is a no through road which provides direct access to the application site and a collection of existing residential dwellings and farm buildings. The lane in its existing

form is very narrow and unsuitable to accommodate the construction traffic associated with the proposed development. It is therefore proposed to create a temporary construction access directly off the A472. Temporary access to the construction compound from the public highway would initially be off Prioress Mill Lane (close to the junction with the A472) and subsequently from an access point directly off the A472 approximately 50m west of the junction with Prioress Mill Lane. This access would continue to be used for the remainder of the construction programme. During the construction period, the existing RWPS site is to remain operational and vehicles associated with its operation will continue to access the site via Prioress Mill Lane.

- 5.5.3 Once the upgraded Prioress Mill RWPS is operational, traffic generation patterns would revert to that of the existing site, as there would be no increase in staff based at the site or the number of vehicles travelling to the site once construction is complete.
- 5.5.4 The proposed development was the subject of a preliminary application meeting where the principle of access was discussed. The Highway Authority was in agreement with the proposed temporary access onto the A472 at the proposed location, referred to as Access Option 1 on drawing '2873-W-201-HYD-XX-XX-DR-XX-05200'. This was considered to be the optimum position for access to the proposed compound within the field between the pumping station and A472. From this point visibility onto the A472 is maximised in both directions. The proposed access is located within an existing 40mph speed limit and therefore the stopping sight distances shown on the plans submitted with the application - 160m southeast and 212m northwest, satisfy the requirements as set out in the visibility standards contained within Technical Advice Note 18 (TAN18).
- 5.5.5 The construction of the temporary access (Access Option 1), described above is proposed to be delayed due to the presence of Dormice within the existing hedgerow. Due to this and to prevent any delays to the development programme it is proposed to utilise an existing field gate which is located at the south corner of the field, shown as Access Option 2 on drawing '2873-W-201-HYD-XX-XX-DR-XX-05200'. The existing field access is positioned at an acute angle and joins directly onto the junction of Prioress Mill Lane onto the A472. According to the details contained within the Construction Traffic Management Plan it is proposed to utilise the existing access for approximately 2-4 months before Access Option 1 can be implemented due to the ecological restrictions.
- 5.5.6 Access to the construction site would be controlled and manned by a gates man at the site entrance, who would also manage the passage of vehicles within the site. The gates man would be responsible for controlling all traffic accessing and exiting, to ensure vehicles enter and exit the site in a safe and efficient manner. They would also be responsible for co-ordinating delivery vehicles. Further details are included in a Construction Traffic Management Plan (CTMP) that identifies the proposed construction traffic generated by the proposed development together with a range of mitigation measures that would be implemented to minimise the impacts of the construction phase on the local community and highway safety. This was amended following meetings with the Council's Highway Officer who now supports the application subject to a condition requiring compliance with the CTMP. This has been added at the end of the report.

5.6 Residential Amenity

- 5.6.1 The main impact of the development in terms of residential amenity will be that of the pump house upon the group of houses on Prioress Mill Lane. The building will be visible from some of these properties due to its height although measures to reduce

this impact with landscaping and materials are outlined above. Given the distance between the proposed pump house and the neighbouring dwellings it is not considered that the building will appear overbearing or unacceptably reduce natural daylight from any properties or their gardens.

5.6.2 The issue of noise disturbance is considered below.

5.7 Noise

5.7.1 Noise pollution has been considered within the accompanying Noise Impact Assessment. This had to be amended at the request of the Council's Environmental Health Officer as it was considered that the background noise level used as a base for the report was incorrect in that it included the noise of the existing pumps in operation rather than the natural background noise levels.

5.7.2 The most recent BS 4142 assessment of impact during night hours using background levels with the existing facility not operational, is presented in Table 4 of the 4th July report. This assessment provides:

- Background levels of 33 – 35dB at the nearest dwellings, supported by later data presented in the 21st July report of night levels of 33/ 34dB with the current pumping station '*not operational in any capacity*'.
- Predicted noise levels of the proposed facility ranging from 27dB at residential receptor AL1, to 36dB at receptor AL2.
- Results of '*an indication of the specific sound source having a low impact*'.

5.7.3 On careful consideration of this assessment the Council's Environmental Health Officer advises that there is the potential for the typical background noise climate at night in the area of the nearby dwellings to be slightly lower than the 33 – 35dB used. It is notable that the raw data provided in Appendix 1 supporting the 14th July report does not show a drop below 32 dB LA90 for any 5 minute period during the 6 nights monitored. This suggests a constant influencing noise source at the monitoring location that may not be such a factor in the curtilage of the dwellings.

5.7.4 Environmental Health consider that a Rating Level penalty should be applied in the noise assessment. For example it is anticipated that the 8 external extraction fans located on the southern façade and pointed in the general direction of the dwellings will be readily distinctive against the residual acoustic environment at times, enabling a penalty of at least 3dB to be applied. On this basis the EHO suggests that there is certainly the potential for a difference of around +5 dB in a BS4142 assessment which is referenced as '*likely to be an indication of an adverse impact, depending on the context*'. It should be noted BS 4142 provides that '*a difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context*'.

5.7.5 With regard to the context, the predicted noise level of typically 34 – 36dB is significantly lower than existing levels influenced by the existing facility presented by the applicant in the January and 11th April reports. These levels range from 43 – 47dB for daytime and 42 – 45dB for night periods.

5.7.6 Therefore on this basis it is not considered that there are planning grounds on which to sustain an objection to this application based on adverse noise effects as the development will potentially significantly improve the noise climate compared to the existing situation - particularly when the facility is working in its 'summer operational mode' when the levels are predicted to be lower than those presented in the above referenced assessment.

5.8 Heritage

- 5.8.1 An archaeological desk-based assessment has been submitted as part of the application which identified the archaeological resource of the application area and the potential effects of the proposed development. It notes that Mesolithic flints have been recovered to the south and east of the site, a Roman road and possible associated features to the east, and the medieval leat of the earlier, medieval Prioress Mill to the east and south of the proposal. The assessment concludes that an intrusive archaeological field evaluation should be conducted. However, as the document indicates, there are no known heritage assets within the development area with the Roman road located 335m away and the possibly associated features are located 850m and 900m away. Similarly the medieval leat is recorded on historic mapping and is not located in the application area. Whilst the proposal will require ground intrusion works, it is not considered likely that archaeological remains will be encountered. As a result there is unlikely to be an archaeological restraint to this proposed development and GGAT have raised no objection.
- 5.8.2 The accompanying Historic Environment Desk Based Assessment notes that the Grade II Listed Prioress Mill is located 21metres to the east of the application site, acknowledging that due to limited intervening vegetation there is intervisibility between the application site, Prioress Mill and Cottage. However, the Assessment concludes, based on the scheme proposals that, *'the mill and cottage will be screened from the assessment site by the native woodland plantation, once it is established, consequently there will be limited intervisibility. Although the current design means that the site will be 3.5m taller than the existing structure it will be set further back to the west, this along with the increase in intervening vegetation between the assessment site and the mill and cottage means that there are no anticipated negative effects associated with the current proposals.'*
- 5.8.3 It is agreed that distance between the main pumphouse building and the listed building, together with planting will minimise the impact on its setting. Furthermore, the addition of timber cladding to the upper elevation of the pumphouse will give the impression of an agricultural building rather than a plant and machinery building which is more in keeping with the Mill character of the listed building.

5.9 Well-Being of Future Generations (Wales) Act 2015

The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

5.10 Response to Community Council Objections

- 5.10.1 Some of the objections by the Community Council have been addressed over the course of the application process. Landscaping and tree screening have now been detailed as requested and external materials changed to help reduce the impact of the height of the building. An amended noise assessment has been submitted and its conclusions agreed by the Council's Environmental Health Officer. NRW are also now satisfied that the proposal is acceptable in terms of flooding.

5.10.2 The temporary diversion of the Right of Way passing through the site will be dealt with under the relevant legislation but the Council's Rights of Way Officer has not raised an objection to the proposal.

5.10.3 Working hours for construction are not normally included in a Construction Method Statement as this is an Environmental Health matter.

5.10.4. The requirements of the Well Being of Future Generations Act 2015 have been considered in Paragraph 5.9.

6.0 RECOMMENDATION: APPROVE

Conditions:

1	This development shall be begun within 5 years from the date of this permission.
2	The development shall be carried out in accordance with the list of approved plans set out in the table below.
3	Prior to the commencement of the development hereby approved a notice shall be given to the local planning authority. (a) stating the date on which the development is to begin; (b) giving details of the planning permission and of such other matters as is required by Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended ("the Order").
4	The development hereby approved shall be constructed in accordance with Construction Traffic Management Plan 2873-W-201-HYD-XX-XX-RP-NX-10071 dated May 2017.
5	No building works shall commence until details and samples of the cladding material to be used on all external walls and roofs have been submitted to and approved in writing by the LPA. Development shall be carried out in accordance with the approved details. REASON: In the interest of visual amenity and the character and appearance of the area; and in accordance with LDP policies LC5 and DES1.
6	Notwithstanding the approved drawings, no building works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority. <ul style="list-style-type: none"> • Full details of all external steps, railings and metal works associated with the building. Development shall be carried out in accordance with the approved details. REASON: In the interest of visual amenity and the character and appearance of the area; and in accordance with LDP policies LC5 and DES1
7	A Green Infrastructure Management Plan shall be submitted prior to building works commencing. The Management Plan shall include the following. a) Description and evaluation of Green Infrastructure assets to be managed, to include those identified on the green infrastructure concept drawing and landscape plan, to include: <ul style="list-style-type: none"> • Surface water management including. SuDS • Landscape planting (existing & proposed) • Public footpath and key pedestrian routes

	<ul style="list-style-type: none"> • Habitat corridors <p>b) Trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a twenty-year period). g) Details of the body or organization responsible for implementation of the plan. h) Ongoing monitoring and remedial measures.</p> <p>Development shall be carried out in accordance with the approved details. REASON: To maintain and enhance Green Infrastructure Assets in accordance with POLICY DES1, S13, GI1, NE1, EP1 and SD4.</p>
8	<p>The noise mitigation measures outlined in the application documents shall be fully complied with and compliance shall be certified in writing to the planning authority by an appropriately qualified acoustic consultant not later than 3 months from the use of the facility commencing. This is to include confirmation that under typical facility operating conditions as detailed in Report reference 2873-W-201-HYD-09-XX-RC-MX-10114 dated 17th August 2017, the highest predicted external noise level of 36dB LAeq provided in Table 2, Report reference 2873-W-201-HYD-09-XX-RP-NM-10112 dated 17th August 2017, is not exceeded at any of the residential assessment locations. Measurement procedure, location, reference time period etc shall have regard to guidance provided in BS 4142:2014 'Methods for rating and assessing industrial and commercial sound'.</p>
9	<p>Prior to the building works commencing, including demolition, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures, including proposed working hours that will be implemented to minimise the impact of noise, dust and light pollution at the nearby dwellings.</p>
10	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.</p>
11	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within 12 months of the new RWPS becoming operational, or within the first planting and seeding season following the completion of the development (whichever is sooner). Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.</p>
12	<p>Within one month of the completion of the development hereby approved, the temporary access shall be removed and the public highway returned to its original condition in accordance with a scheme to be agreed with the Local Planning Authority prior to the reinstatement taking place.</p>
13	<p>The development shall be carried out in strict accordance with the submitted Otter Development Licence Method Statement prepared by Arcadis dated August 2017.</p>

	Reason: To safeguard individuals and the resting place / breeding site of a European Protected Species and the Interest Feature of the River Usk SAC in accordance with the Conservation of Habitats and Species Regulations 2010.
14	The development shall be carried out in strict accordance with the submitted Dormouse Development Licence Method Statement prepared by Arcadis dated August 2017. Reason: To safeguard individuals and the resting place / breeding site of a European Protected Species in accordance with the Conservation of Habitats and Species Regulations 2010
15	Prior to the commencement of works (with the exclusion of vegetation clearance and site compound set up), a final version of the Project Environmental Management Plan shall be submitted to the Local Planning Authority for approval. The PEMP shall build upon the principles and methods in the submitted Skanska Project Environmental Management Plan dated August 2017. The Final PEMP shall thereafter be implemented in full. Reason: To safeguard the Protected Sites in accordance with the conclusions of the Habitats Regulations Assessment and Species of Conservation Concern.
16	Lighting during the construction phase shall be implemented as shown on the Temporary Lighting Plan 2873-W-201-HYD-09-XX-DR-NX-08019. No other lighting will be permitted. Reason: To safeguard the Protected Sites in accordance with the conclusions of the Habitats Regulations Assessment and Species of Conservation Concern.
17	Permanent site lighting shall be implemented in accordance with the Permanent Lighting Plan 2873-W-201-HYD-09-XX-DR-NX-08018. No other lighting shall be permitted. Reason: To safeguard the Protected Sites in accordance with the conclusions of the Habitats Regulations Assessment and Species of Conservation Concern.
18	No removal of hedgerows, trees or shrubs brambles, ivy and other climbing plants or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority. REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended).

Informatives:

It should be brought to the attention of the applicant that in the event of a new or altered vehicular access being formed, the requirements of Section 184 of the Highways Act 1980 must be acknowledged and satisfied. In this respect the applicant shall apply for permission pursuant to Section 184 of the Highways Act 1980 prior to commencement of access works via MCC Highways.

Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it, in accordance with Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended and Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

We advise that the applicant seeks a European Protected Species licence from NRW under Regulation 53(2) e of The Conservation of Habitats and Species (Amendment) Regulations 2012 before any works on site commence that may impact upon Otter or Dormouse. Please note that the granting of planning permission does not negate the need to obtain a licence.

Lighting scheme – shall be consistent with the requirements of protected species and the protected site (otter, dormouse & bats). The scheme shall include details of the siting and type of lighting to be used and of light as replacement dormouse habitat are not illuminated and are maintained as dark corridors.

NESTING BIRDS – Please note that all birds are protected by the Wildlife and Countryside Act 1981. The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most bird species is between March and September.

DORMOUSE - Please note that the hazel dormouse is protected under The Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This includes protection for individual dormice from killing, injury, capture or disturbance. It is also an offence to damage or destroying breeding sites or resting places even if the animal is not present. If dormice are found during the course of works, all works must cease and the Natural Resources Wales contacted immediately.

OTTER - Please note that otters are protected under The Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This protection includes otters and places used for resting up, breeding, etc. whether an otter is present at the time or not. If otters are disturbed during the course of works, all works must cease and Natural Resources Wales contacted immediately.