

DC/2015/01260

A CHANGE OF USE TO A WEDDING VENUE. DEMOLITION OF GARAGE WITHIN STABLE BLOCK AND EXTENSION BY ROOFING OVER AND ENCLOSING COURTYARD, ALTERATION OF STABLE AND COACH HOUSE BUILDINGS, CREATION OF NEW LINK BACK INTO EXISTING HOUSE

ST TEWDRIC'S HOUSE, MATHERN ROAD, CHEPSTOW NP16 6HX

RECOMMENDATION: APPROVE

Case Officer: David Wong
Date Registered: 02/11/2015

1.0 APPLICATION DETAILS

This application relates to a change of use of St Tewdric's House (which is residential) and its outbuilding into a wedding venue. St Tewdric's is situated on the eastern side of Mathern Road to the north of Mathern village. The house is set in its own grounds, reached through a formal gated entrance.

The house is listed Grade II as are the stable block, the gate-piers, gates and the garden walls (which are all separately listed). The whole site is within the Mathern Conservation Area and adjacent to the Registered Park and Garden of Wyelands. The proposal is to create a wedding venue through the adaptation of the stable courtyard to house the new (reception) facilities and the existing lodge would become guest accommodation. The main house would also function as part of the wedding venue and would include guest accommodation, like the lodge. There would be five guest bedrooms in the main house and three in the lodge. As well as internal alterations/repair works, the key physical features of this application are:

- The erection of new roofing over the stable courtyard;
- A new physical link between the courtyard and the service wing of the house;
- The creation of a car parking facility, catering for some 50 cars; and
- The modification of the lower entrance.

2.0 RELEVANT PLANNING HISTORY

No recent relevant planning history

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S8
S10
S11
S13
S16
S17

Development Management Policies

DES1
EP1
MV1
NE1
RE6
T2

4.0 REPRESENTATIONS

4.1 Consultations Replies

Mathern Community Council – Recommend refusal:

With a car parking facility for 50 cars no hours of operation for the facility is stated and 24 part time staff will be employed. Clearly, this proposal is a change of use of the property into a commercial/hospitality facility.

A significant number of local residents objected to the proposals.

The proposal would significantly increase vehicle movements along a minor narrow lane and increase the traffic volume through the village of Mathern.

There are numerous blind spots along Mathern Road and the worst blind spot is located between the existing entrance and the proposed exit gateway.

This is going to be a seven day facility. Therefore, noise pollution is also a significant concern from noise break out from the venue as well as late night traffic and visitors.

Mr and Mrs Thomas recently held a wedding party at the property and a coach got stuck in the narrow lane, obstructing it; the coach had to reverse back to the village of Mathern and then approach the property from the Chepstow direction. Fireworks were lit on that occasion at 11pm causing considerable disturbance to local residents. Complaints were made to the Police relating to these fireworks. Fireworks could be displayed throughout the year.

The proposal is likely to have a detrimental effect on the local bat population.

There is no objection to the internal alterations to the listed buildings.

The formation of a significant acoustic bund was a condition to protect the surrounding residential dwellings when planning permission was granted for a large industrial unit at Newhouse Farm Industrial Estate. This proposal, if granted, would cut straight through that precedent with the level of noise that would be generated at unsociable hours of the day.

The slip road to High Beech Lane could be stopped up meaning that no traffic from High Beech Lane will be allowed to either enter or leave the roundabout by this junction. If this is a possibility the consequential knock on effects to this area of Chepstow, Bulwark, the Bulwark Corner junction and Mathern are far reaching and significant.

MCC Building Control – No objection:

There is no objection to the proposal and the applicant should note Part B (Fire Safety), Part L (Conservation of Fuel and Power), Part H (Drainage Disposal) and Part M (Access to and Use of Buildings) are relevant. It is recommended that the existing outbuildings are subject of a structural appraisal to ensure their suitability for the proposed use.

MCC Public Rights of Way – No objection:

The applicant's attention should be drawn to Public Footpath no.6 in the community of Mathern which runs adjacent to the site of the proposed development.

Public Path no.6 must be kept open and free for use by the public at all times, alternatively, a legal diversion or stopping-up Order must be obtained, confirmed and implemented prior to any development affecting the Public Rights of Way taking place.

No barriers, structures or any other obstructions should be placed across the legal alignment of the path and any damage to its surface as a result of the development must be made good at the expense of the applicant.

Post construction any damage caused by private vehicular use to the surface of the footpath must be made good to at least footpath standards.

MCC Environmental Health (Noise) - Whilst there is the potential for disturbance at nearby residential properties from the proposed development, in particular from amplified music I am not in a position to substantiate a level of problems on which to base an objection. However given the potential for disturbance at nearby residential properties I would recommend that any granting of planning permission was subject to planning conditions.

MCC Environmental Health (Air Quality) - Based on the number of events the application proposes (40/year) with up to 150 guests and just under 50 parking places, it is unlikely that the development would increase traffic flows by more than 100 AADT within the nearby Chepstow Air Quality Management Area, or 500 AADT outside the AQMA. Therefore it is unlikely that an air quality impact assessment would be required.

Whilst I do not believe (based on the information submitted) that the development will have a significant impact on air quality, a relatively large increase in vehicle numbers on some small roads that are not capable of dealing with the numbers, (and that might create congestion at certain times of the day or week), could have a localised impact on air quality. It is very unlikely that there will be an exceedance of the national air quality objectives, but it might be perceived by local residents as high based on what they were exposed to before. This localised situation, however, would be avoided by consultation with the Highways Department to ensure local roads are capable of dealing with the increase in traffic.

MCC Ecology– Based on the current objective survey and assessment available, we have enough ecological information to make a lawful planning decision. Conditions and informative are requested.

Natural Resources Wales (NRW) – No objection to the above application as submitted, providing appropriately worded conditions securing the implementation of the mitigation measures set out in the bat report submitted with the application are included in any planning permission your authority is minded to grant.

Glamorgan Gwent Archaeological Trust – No objection; the proposal has an archaeological restraint. Therefore, a relevant condition is recommended.

MCC Tourism – Support:

Tourism is vital to Monmouthshire's economy in terms of employment and visitor spend, with tourism jobs accounting for at least 10.6%* of all employment (<http://www.neighbourhood.statistics.gov.uk/HTMLDocs/Tourism/atlas.html>) and expenditure by visitors worth £173.15 million to Monmouthshire's economy in 2014 (Scarborough Tourism Economic Activity Monitor (STEAM)).

It's not known how much of this total revenue is generated by weddings but we do know that weddings are an important means of attracting new visitors to the county, who then become advocates for the destination. Visitors who enjoy a positive experience at a wedding are very likely to recommend the destination to other potential visitors and to come back themselves for a repeat visit. Word of mouth recommendations like this are increasingly valuable for destinations as user review sites grow in importance and traditional advertising is less trusted by consumers.

The businesses own marketing activities will also help raise the profile of the destination in the area's main markets in the UK and overseas, and it's likely that the destination will benefit from endorsement by its high profile owners.

According to <http://thebusiness.duedil.com/> the average cost of a wedding in the UK in 2015 was £22k generating £22.4 billion in turnover for related businesses. Profit was robust and growth remains promising. Increasingly couples are seeking unusual and exclusive venues which allow them to develop a unique and completely bespoke marriage / civil partnership experience. The proposed change of use for St Tewdric's House could help Monmouthshire realise the potential of this opportunity.

Visitor accommodation on-site is limited to six en-suite bedrooms which means that weddings held here are likely to generate demand for visitor accommodation in other establishments in Chepstow and Monmouthshire.

Just one wedding with 100 guests, with more than half travelling from outside the immediate area could reasonably lead to 30 plus off site room bookings. Thus, in addition to the revenue generated directly by the venue, there will be additional spend in other accommodation establishments in the area, and on food, drink and transport while guests are in the destination. By capitalising on increased interest in local food and drink, and developing relationships with local suppliers, this business could also potentially benefit a range of local food and drink businesses while delivering a more unique and culturally distinctive experience to the visitor.

While wedding tourism is typically seasonal in nature, there are opportunities to capitalise on Welsh culture to extend the season and distribute the benefits of tourism more evenly through the year, for example, by promoting weddings during January around St Dwynwen's Day (Wales' equivalent of St Valentine's).

4.2 Neighbour Notification

There are 33 objections received and the objections are summarised below:

Areas within close proximity of the site can expect revellers throughout the day and night, seven days of the week.

The proposal will turn this part of Mathern into an air polluted, over used road, nuisance and noise 24 hours of the day.

A recently held wedding at the property was noisy with unexpected fireworks that frightened farm stock and domestic pets.

The proposal will cause noise pollution every weekend and the retractable roof will not provide sufficient noise protection.

The proposal will add an increased volume traffic to an already busy lane; not just the extra traffic on wedding days but deliveries and party planners, increasing the chances of traffic accident.

The creation of new jobs in the area is positive but it's in the wrong place for this type of business and no regard to the impact of local neighbours have been considered

The junction on Fair View is extremely dangerous and is not capable to cope with the increased traffic movement of the proposal

Mathern Road is a minor road and is not capable to cope with the anticipated traffic movement of the proposal

Local wildlife will be affected

The proposal will attract up to 150 people with a car park for 50 cars.

There are other better located venues suitable for weddings and other similar functions; this will be more noticeable during the summer months when the windows are likely to be opened.

The influence of alcohol will cause anti-social behaviour

Regular car movements and late night disco music is associated with this type of proposal.

St Tewdric's House is situated close to dwellinghouses

Previously a bund was erected between the industrial estate at Junction 2 of M48 and the nearby settlements as noise protection measure. Therefore, by allowing this proposal will breach this principle to ensuring quiet enjoyment of the nearby settlements.

There are other similar businesses in other parts of the county; there is no need for another wedding venue.

This application is for a wedding venue and there is no change of use within the development description.

Mathern is designated as a green wedge.

Fireworks, light, air and noise from discos and bands is likely to have a detrimental effect on the bat population and nesting birds.

St Tewdric's House is off a single narrow lane with numerous blind spots and is unlit. When the owners got married at St Tewdric's House last year, a large double decker bus tried to navigate along Mathern Road and was unsuccessful. No application has been made to Monmouthshire Highways Network management.

There is no soundproofing of the property; the single glazing windows and the retractable glass doors will have an impact on the sound levels in the area.

The increased volume of traffic in and out of the property will significantly impact upon the local infrastructure and result in many more accidents.

The access/exit of the site is on a bend and dangerous.

There are inaccuracies in the plans as the proposal is visible from the link road, Mathern Road, the footpaths and properties at Home Farm.

There are numerous footpaths in the area and cars are usually parked along the verges making vehicular access difficult.

There is no thought about the size and type of vehicles associated with this proposal.

This wedding venue will allow other functions to take place such as training days/events. Therefore, this property could become a seven day facility.

What road improvements are proposed at the T junction at Maple Avenue and Mathern Road?

Local residents should have been consulted about the proposed applications.

This is a listed residential property, not a commercial building and should stay that way.

There will be fireworks throughout the year

Is the property listed and has the Conservation Officer been consulted?

The conversion would increase the traffic volume, particularly late at night, with debris throw out from the vehicles.

The submitted Design & Access Statement is inadequate and in particular in the context of the setting of the buildings and the wider Mathern Conservation Area.

This development should have regard to the relevant Conservation Area Appraisal. Appraisal and Management Proposals have been carried out in relation to the Mathern Conservation Area by consultants appointed by the Council, CDN Planning and Forum Heritage Services (April 2015).

The Design & Access Statement does not address potential impacts on the landscaped setting within the grounds in detail. This fails to show potential effects on protected trees in the grounds and on the boundary of St Tewdric's House. Detailed drawings are therefore needed and if trees or their root structures are proposed to be affected a Tree Survey and Constraints Plan would be required.

The creation of an improved access to accommodate coach turning and achieve adequate visibility splays will require significant widening at this point, including the likely removal of a section of the boundary wall and possible impact on tree root systems. The curtilage of the lodge will be substantially reduced.

The boundary wall extending along the frontage of the Lodge which will be affected by widening works is regarded as a key feature in the Conservation Area and would merit consideration in this context.

The proposed means of access/egress at this location requires a detailed drawing which would establish the impact on the existing trees and structures, as well as confirming the acceptance of such an arrangement on highway grounds.

A full Transport Statement, incorporating sufficient details of the proposed access arrangements should form part of the necessary planning application documentation.

4.3 Other Representations

- 4.3.1 David Davies MP – Some of the local residents are concerned that the plans to develop St Tewdric's House are inappropriate for, and will have a negative impact on the area. I would like to make you aware of these concerns and respectfully request they be considered carefully before any decision is made.

5.0 EVALUATION

5.1 The setting of a listed building and the effect on the appearance of the Mathern Conservation Area

- 5.1.1 The designs as now proposed have evolved through a long pre-application period of negotiation. One of the most significant physical elements of the proposal is the erection of new roofing over the stable courtyard; creating the dining/function space in an area where, overall, there would be less impact on the heritage asset. The attached garage at the stable building is a later addition and not of special interest and together offered some capacity for change. Therefore, it has been confirmed by the Council's Heritage Officer that the demolition of that structure is acceptable.
- 5.1.2 The new roofing for the dining/function area does not entirely obscure the stable block and the impact of this new roofing on the main listed building is considered acceptable as the listed building will still remain as the dominant feature within the ground.
- 5.1.3 It has been identified that the existing courtyard walls are in poor condition with some loss of masonry at the wall-head and some instability towards the south end. Therefore, some degree of rebuilding is therefore necessary. Part of the wall to the east has already been rebuilt. There is evidence that an opening formerly existed here giving justification to the proposal to create one as part of these works.
- 5.1.4 The vaulted store at the rear of the stable block will become a beer cellar on the lower ground floor and an external store on the ground floor, leading to a service area for rubbish bins. The original proposal was for a fence but officers considered this to be out of character and the amended drawings now show a masonry wall built up from the existing in a like for like manner. The masonry here is already in poor condition and in need of repair and there is evidence of previous areas of rebuilding. The proposed gates to access this service area are timber and can be conditioned to ensure the detailing and finish is appropriate.
- 5.1.5 A new physical link between the courtyard and the service wing of the house is proposed and is considered to be visually acceptable. Each end will be reduced so that they are stepped back to make the link secondary and the form of the original structures still readable.
- 5.1.6 Another element of the proposal is the creation of a car parking facility, catering for some 50 cars. It is acknowledged that the key landscape issue is around car parking which is proposed to be within the former walled garden. The Council's Heritage Officer has no objection to this element as the use of appropriate conditions can control this element and would ensure that the surfaces are appropriate.

- 5.1.7 In order to avoid alteration to the listed entrance gates and gate-piers the lower entrance is proposed to be modified to create a larger vehicle entrance/exit point. This will have no adverse impact on the heritage assets and protects the character of the main entrance. The Council's Heritage Officer has advised that the proposal will be of benefit to the heritage asset and to some extent is reversible. In addition, the application process has secured significant improvements to the overall design of the proposal.
- 5.1.8 It is acknowledged that St Tewdric's House is visible from nearby public vantage points. However, the building is set well back from local public roads and it is considered that the proposed design and scale of the proposal is acceptable, having the effect of preserving the character and appearance of this part of the Mathern Conservation Area. The works to the proposed access would be subservient and are considered to be acceptable. This development could refer to the emerging Mathern Conservation Area Appraisal. However, this carries little weight as it is not an adopted document as yet, although it is fair to say the works have been assessed by officers having regard to the character and setting of this part of the Conservation Area and having regard to the emerging Mathern Conservation Area Appraisal.

5.2 Highway matters

- 5.2.1 There are two points of access to the application site. The main and most easterly access to St. Tewdric's House is a gated access. The width of the gateway is 3.2m and is capable of accommodating one vehicle at a time. It is considered that the visibility from this access is restricted by the adjacent boundary walls. Therefore, it is proposed that this access be used as an entrance to the wedding venue only, with vehicles exiting via a secondary access located to the west.
- 5.2.2 The second access is located at the western end of the site, also off Mathern Road. At present the access has limited visibility due to its adjacent walls. It is proposed that this access point be improved to become 4m wide which will operate as the exit for the larger vehicles. As a result of the improvement, the internal route will be also be altered, creating a tighter radius, making the left-turn more difficult for larger vehicles; restricting the larger vehicles from travelling along the narrow road to Mathern village.
- 5.2.3 St Tewdric's House is off a single lane and is unlit, and there are numerous footpaths in the area. Cars could be parked along the verges making vehicular access difficult (because there is no parking restriction). Neighbours have indicated that when the owners got married at St Tewdric's House last year, a large double decker bus navigated along Mathern Road but was unsuccessful and had to reverse back to the village of Mathern as a result. However, effective forward journey planning can resolve this issue. In addition, the applicant will introduce a range of measures to minimise the impact of traffic generated by the proposed development and, in particular, to minimise the volume of additional traffic that will travel along the narrow sections of Mathern Road between Mathern and St. Tewdric's House.

5.2.4 The agent has submitted a Transport Statement in support of this application. A 7-day automatic traffic count (ATC) along with traffic speed survey have been undertaken on Mathern Road. The Highway Authority has been consulted; there is no highway objection to the proposed development on the basis that the proposed development, due to its nature, will involve light and sporadic vehicular movements to and from the site as opposed to high concentration levels during peak AM and PM hours. It is considered that there is sufficient capacity on the local highway network to accommodate these traffic movements to and from the sit. Thus the proposed development would not be likely to exacerbate the existing road conditions to the detriment of highway safety.

5.3 Trees

5.3.1 Neighbour objections have been received with regard to the loss/disturbance of some of the existing trees within the application site. Within the scheme as proposed, none of the existing trees will be affected and as part of the application, it is proposed to plant more trees on site, particularly in relation to the proposed car parking provision. It is considered that this element can be controlled via a landscaping condition and the method of the installation of the protective fencing around the existing trees can be agreed on site with the Council's Tree Officer prior to development commencing.

5.4 Biodiversity

5.4.1 Neighbour objections have been received about fireworks, lighting, increased air pollution and noise resulting the proposal being likely to have a detrimental effect on the local bat population and nesting birds. Having consulted Natural Resources Wales and the Council's Ecologist, they have advised that there is enough ecological information to make a lawful planning decision and have no objection to the proposal subject to relevant conditions and informatives.

5.5 Archaeology

5.5.1 Glamorgan Gwent Archaeological Trust has no objection and has advised that no work should take place until the implementation of a programme of archaeological work in accordance with the standard condition. They also asked for appropriate building recording and analysis. Therefore, appropriate archaeological conditions will be imposed, should consent be granted

5.6 Air pollution

5.6.1 Some local residents are concerned that the proposal would turn this part of Mathern into an air polluted area, primarily, due to the increased traffic movements. Based on the number of events the application proposes (40 per year) with up to 150 guests and with 50 on-site parking places, the Council's Environmental Health specialist (in respect of air quality) advised that it is unlikely that the development would increase traffic flows by more than 100 AADT within the nearby Chepstow Air Quality Management Area, or 500 AADT

outside the AQMA. Therefore an air quality impact assessment would not be required in this instance.

5.6.2 It is further advised that there may be an increase in vehicle numbers on some small roads that are not capable of dealing with the numbers, (and that might create congestion at certain times of the day or week), which could have a localised impact on air quality. However, it is very unlikely that there will be an exceedance of the national air quality objectives, but it might be perceived by local residents as high based on what they were exposed to before. This localised situation, however, should be avoided by consultation with the Highways Department to ensure local roads are capable of dealing with the increase in traffic. The Highways Department was consulted and there is no objection to the proposed development.

5.7 Noise pollution

5.7.1 Some local residents have concerns over noise impact potentially resulting from this proposal; it will be more noticeable during the summer months when the windows are likely to be opened at the venue and at nearby homes. It is acknowledged that this type of business would normally be associated with noise/music. Therefore, the Council's Environmental Health was consulted on this specific matter. As a result of the consultation, an acoustic report was conducted, based on sample ambient and background noise levels measured adjacent to the closest neighbouring residential receptors, as well as World Health Organisation sleep disturbance threshold figures. In addition, this report sets out further recommendations to minimise noise pollution beyond the buildings.

5.7.2 The Council's Environmental Health Department has advised that whilst there is the potential for disturbance at nearby residential properties from the proposed development, in particular from amplified music it is not in a position to substantiate a level of problems on which to base an objection. However given the potential for disturbance at nearby residential properties it is recommended that any granting of planning permission should be subject to the proposal being compliant with recommendations, including controlling the hours of operation and no music being played outside the venue at any time.

5.7.3 It is indicated by objectors that a wedding was held at St Tewdric's House last year which was noisy throughout the night and the unexpected fireworks frightened farm stock and domestic pets. It is understood that the Police and the Council's Environmental Health Department were contacted by some of the residents about this incident and it is being dealt with separately. In terms of the display of fireworks, there is separate, specific health and safety legislation that governs this i.e. The Health and Safety at Work etc., Act 1974 (HSW Act) and The Firework Regulations 2004 and The Firework (Safety) (Amendment) Regulations 2004). However, in relation to the effect on local amenity which is a planning consideration, the frequency of such events would be very difficult to predict and control via planning conditions, given that not all weddings held at the site would involve the display of fireworks. It is considered that this would

be better addressed by statutory nuisance legislation or via the Police should regular complaint be justified.

5.8 Other issues

- 5.8.1 Some of the local residents are concerned that the areas within close proximity of the site can expect revellers throughout the day and night, seven days of the week. In addition, there is concern that the influence of alcohol will be likely to cause anti-social behaviour. This is conjecture, and if the site is responsibly managed these issues should not materialise. Furthermore, the supply of alcohol, playing of music and so on, at the site would need a licence and approval of this and subsequent reviews would be able to address concerns about anti-social behaviour emanating from the development.
- 5.8.2 Some local residents have suggested that there are more suitable and better located venues for weddings in the area. However, this is not a material consideration and the proposal submitted is considered on its merits.
- 5.8.3 Previously a bund was erected between the industrial estate at Junction 2 of M48 and the nearby settlements as a noise protection measure. Each application is treated on its merits as each case is different. One can judge that the scale of the two applications is different and not comparable. However, in this instance, the Council's Environment Health Department has no objection to the proposal and there will be suitable measures to mitigate noise impact. Thus, an objection on noise grounds is not considered reasonable.
- 5.8.4 Some objectors are concerned that they have not been consulted about the proposed applications. The application has been advertised in a local newspaper (due to the fact that St Tewdric's House is a listed building and is within a Conservation Area) and site notices were erected on the front gates of St Tewdric's House. Therefore, the Council has fulfilled the statutory requirements for the publicity of this planning application.
- 5.8.5 The submitted Design & Access Statement and the plans clearly identify that the application is for a change of use to a wedding venue. However, for clarity, a re-consultation exercise was carried out and the terms "A change of use to a wedding venue" were added to the development description. A new set of site notices were erected, all consultees were re-consulted and the proposal was re-advertised in the local newspaper.
- 5.8.6 A neighbour questioned if Mathern is designated as a green wedge? Under the current adopted Monmouthshire Local Development Plan, St Tewdric's House is not designated within the Green Wedge.
- 5.8.7 Some neighbours have expressed that once this application is allowed, this wedding venue will allow other functions to take place such as training days/events. This application relates to a specific use i.e. a wedding venue. Each use will be treated on its merits, although it is considered that whether the site is used as a wedding venue or for holding training events, the use of the site would be quite similar in nature. However, if permission is granted it is

recommended that the use of the site should be conditioned as a wedding venue only, as currently applied for. In the event the applicant wishes to amend/increase the scope of use of the site, this would be considered via a separate planning application.

5.8.8 Some neighbours have enquired as to what road improvements are proposed at the T junction at Maple Avenue and Mathern Road. This is a separate matter for the Highways Department to consider; there is no objection from the Council's Highways Department to this application.

5.9 Response to the Representations of the Community/ Town Council

5.9.1 The Mathern Community Council objected to this application and their concerns are considered to be addressed in the previous paragraphs

6.0 **RECOMMENDATION: APPROVE**

Conditions

5 years in which to commence development.

Full compliance with the approved plans

Samples of materials to be agreed

This permission grants permission for a wedding venue only, and for no other use.

The recommendations of Acoustic Review Report 4062/AR1-Rev C - 17th December 2015 shall be fully complied with and compliance shall be certified in writing to the planning authority by an appropriately qualified acoustic consultant before the use of the venue commences.

The hours of operation shall be limited to: 09:00 to 01:00

Amplified music or performed music shall only be played inside buildings the venue between the hours of 11:00 and 00:00

No music shall be played outside any of the buildings at the venue at any time

None of the existing trees shall be felled. A soft and hard landscaping scheme shall be submitted to and approved in writing by the LPA

Implementation of landscaping condition

Details of the protection of the existing tree shall be submitted to and agreed by the Local Planning Authority prior to the development commencement.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of

archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

No site works shall be undertaken until the implementation of an appropriate programme of building recording and analysis which shall have been agreed with the local planning authority before the programme is carried out; the programme shall be carried out by a specialist acceptable to the local planning authority and in accordance with an agreed written brief and specification.

The hereby permitted works shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a copy of the licence issued by Natural Resources Wales pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity / development to go ahead; or
- b) a statement in writing from the scheme ecologist to confirm that the specified activity/development will not require a licence based on legislative and ecological justification.

The bat roost mitigation and the existing vaulted cellar space, as illustrated on approved plans, shall be retained for bat roost use only. No commercial or domestic storage is permitted in these areas.

No 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 of the building(s) for active birds' nests immediately before the work commences 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.

Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no lighting or lighting fixtures shall be installed on the building or in the curtilage until an appropriate lighting scheme has been submitted to the Local Planning Authority and approved in writing. The strategy shall include:

- a) lighting type, positioning and specification
- b) measures to minimise light spill from glazed areas
- c) drawings setting out light spillage in key areas for bats based on technical specifications

The strategy must demonstrate that the roost and key flightlines are not illuminated. The scheme shall be agreed in writing with the LPA and implemented in full.

No development shall take place until a biodiversity monitoring strategy has been submitted to, and approved in writing by the local planning authority.

The purpose of the strategy shall be to establish the effectiveness of the new roost features by locally occurring bat species. The scheme shall include inspections, activity season monitoring and assessment of the light lux levels

in relevant proximity to the roost, access points and flightlines. The content of the Strategy shall include the following:

- 1) Aims and objectives of monitoring
- 2) Timing and duration of monitoring
- 3) Responsible persons
- 4) Location of monitoring
- 5) Methods of data gathering
- 6) Review, publication of results and outcomes

A report describing the results of monitoring shall be submitted to the local planning authority at intervals identified in the strategy. The report shall also set out (where the results from monitoring show that conservation aims and objectives are not being met) how contingencies and/or remedial action will be identified, agreed with the local planning authority, and then implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The monitoring strategy will be implemented in accordance with the approved details.

Informatives

BATS – Please note that Bats are protected under The Conservation of Habitats and Species (as amended) Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not.

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 bats. Please note that the granting of planning permission does not negate the need to obtain a licence.

If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately.

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.

Please refer to the letter from Wales & West Utilities, dated 12/11/2015, received on the concurrent Listed Building Consent, DC/2015/01259, for more information.