

## **Appendix D Proposed Conditions**

### **Lighting Strategy**

No development shall commence until a revised lighting strategy has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out and retained in accordance with the lighting strategy so approved and be implemented as agreed.

The lighting strategy shall apply to both the construction and operational phases of the development. The strategy must ensure the retention of a robust, dark, vegetated flight corridor east-west across the site which provides links between the tunnels and compensatory roosts on the site, and between those and suitable habitat in the wider countryside off-site. There will be no lighting of the barge landing area within one hour of dusk and one hour after sunrise. There shall be no other external illumination other than that forming part of the agreed lighting strategy.

### **European Protected Species Licence**

Prior to the commencement of development works the Local Planning Authority shall be provided with a copy of the relevant European Protected Species licences that has been issued to the applicant by Natural Resources Wales pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations (2010) authorizing the specified activity/development to ahead.

### **Bat Mitigation**

Building on the submitted bat mitigation information we advise the following conditions;

No development shall commence until an appropriate scheme of bat mitigation has been submitted to, and approved in writing by, the Local Planning Authority. This should include but not exclusively;

- i. The provision of compensatory roosts away from buildings where noise and vibration is likely to be an issue (Eg. the pyrolser building/buildings 1 and 2).
- ii. Details of the refurbishment of tunnel entrances.
- iii. Implementation of a minimum 12m vegetated buffer along the western elevation of storage building 4, and that this is secured from public access by means of 2.8m palisade fence, to act as a buffer to the blast wall.
- iv. Appropriate scheme of long-term habitat management across the site (cross referenced to and as part of any Ecological Management Plan).

There should be no infringement or cutting into buried or subterranean structures potentially used by bats. The vegetated bund close to tunnels 1-3 and the stone arch shall be retained. There will need to be an implementation of a minimum 12m vegetated buffer along the western elevation of storage building 4, and that this is secured from public access by means of 2.8m palisade fence, to act as a buffer to the blast wall. The timing of the removal of the end of the blast wall and tunnel door renovations to a period when bats are least likely to be present. There will be a requirement for species protection measures during the construction phase.

AND

The scheme shall be implemented in agreement with the mitigation measures identified in Section 4 of the Ground Based Tree Survey report.

*This must have regard to our comments regarding activity surveys in winter.*

### Otters

No development shall commence until appropriate measures are in place for the protection of otters, so that they can continue to use both Castle Pill and the Blackbridge foreshore during both the construction and operational phases of the development. They should include those measures set out in the otter surveys reports and include the following;

- i. Daytime working hours are adopted for any construction works, to commence no sooner than one hour after sunrise and finish no later than one hour before dusk. At night, a quiet dark corridor will be retained along the watercourse and its bankside vegetation.
- ii. Construction materials will be stored well away from the watercourse in way that prevents otters gaining access or using them to rest in (Eg. pipe ends will be capped or covered).
- iii. Any trenches that are left open overnight will have planks of wood placed at regular intervals to allow otters a way out.
- iv. All tools, food, litter and construction materials and packaging that may constitute a hazard to otters will be removed daily from the site.
- v. Any areas that may be suitable for use by otters will be checked immediately prior to works commencing by a suitably qualified, experienced and licensed ecologist.

### Ecological Management Plan

No development shall commence until an updated Ecological Management Plan (EMP) has been submitted to, and approved in writing by, the Local Planning Authority. The revised management plan shall address the following and be implemented as agreed:

- i. Detailed proposals for vegetation retention, clearance and creation in front of each of the tunnels and stone arch, around building 9, and between building 9 and 16, to include scaled drawings to show the existing and proposed situations.
- ii. Description of habitat types to be created, management prescriptions to support development of those habitats and management prescriptions for when habitats meet the desired condition.
- iii. Detail the frequency that written monitoring results will be submitted, and the content of monitoring reports.
- iv. The EMP shall be the driver for any remedial action identified by the monitoring results.
- v. Detail of the organisation(s) responsible for the long-term management and monitoring of the site.

## Construction Environmental Management Plan

No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority prior to any works commencing on site. The CEMP shall be implemented as agreed.

*As indicated in our advice of 7th September 2017, we advise that construction related protected species mitigation presently in the EMP is better placed in the CEMP.*

## GANT chart

No development shall commence until a revised GANT chart has been submitted to, and approved in writing by, the Local Planning Authority. The revised chart shall address the following and be implemented as agreed:

- i. Habitat creation in the vicinity of the incinerator bat house shall be undertaken immediately following its construction.
- ii. Pre-commencement protected species surveys shall be undertaken before development works commence.
- iii. The new horseshoe bat maternity/hibernation roost should be shown to be in use prior to any works commencing that may affect the roosts in the tunnel and stone arch (Eg. clearance of vegetation along the western elevation of the blast wall and/or for the stack, construction of storage building 4 or the stack).

Any changes to the works programme that require a revision to the GANT chart in respect of works concerning protected species shall be discussed with the Local Planning Authority and Natural Resources Wales, and a revised GANT chart provided to the Local Planning Authority within one week of the discussions occurring for its written approval.