

Mr Paul Hughes, Chairman - Friends of
Kinmel Hall
3 Dickinson Road
Formby
Liverpool
L37 4BX

Gofynnwch am / Please ask for: **Ruth Evans**



01492575105



ruth.haf.evans@conwy.gov.uk

Ein Cyf / Our Ref: **DC/0/50004**

Eich Cyf / Your Ref:

Dyddiad / Date: **07/09/2022**

Cais Rhif / Application No: 0/50004

Annwyl Syr/Fadam

Rwyf wedi derbyn cais cynllunio sydd yn effeithio ar dir neu adeiladau sy'n agos at eich cyfeiriad chi. Mae manylion byr ynghylch y cais wedi eu dangos ar y rhybudd cyfreithiol sydd ynghlwm (Rhybudd Dan Erthygl 12).

Fe'ch gwahoddir i roi sylwadau ar y cais cynllunio. Darllenwch y rhybudd er mwyn cael gwybodaeth am sut i weld a rhoi sylwadau ar y cais.

Os nad chi yw perchennog neu unig breslwydd yr eiddo yr anfonwyd y llythyr hwn iddo, buaswn yn ddiolchgar pe gallech roi gwybod i'r perchennog, neu i ba bynnag berson(au) arall / eraill sydd â chysylltiad â'r eiddo, er mwyn iddynt gael y cyfle i roi sylwadau.

Dear Sir/Madam

I have received a planning application which affects land or buildings close to your address. Brief details of the application are shown on the attached legal notice (Notice Under Article 12).

You are invited to comment upon the planning application. Please read the notice for information on how to view and comment on the application.

If you are not the owner or sole occupier of the property to which this letter was addressed, I would be grateful if you could notify the owner or such other person(s) who have interests in the property as soon as possible so that they might have the opportunity to comment.

Yn gywir / Yours faithfully

Paula Jones

Rheolwr Rheoli Datblygu ac Adeiladu / Development and Building Control Manager

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Rhybudd o Gais am Ganiatâd Cynllunio

Cyfeirnod: 0/50004
Ymgeisydd: MR C Cryer
Dwyrain: 298099
Cynllun: Gosod 16 o bodiau gwersylla a toiled compost am gyfnod dros dro (6 mlynedd)
Safle: Kinmel Park, Kinmel Hall
Primrose Hill
St George
LL22 9DA

Gogledd: 374913

Mae Cyngor Bwrdeistref Sirol Conwy wedi cael cais am y datblygiad uchod. Gallwch weld y cais llawn a'r dogfennau cefnogol ar-lein yn: <http://www.conwy.gov.uk/poryddcynllunio>

Byddwch yn gallu gwneud sylwadau ar y cais trwy ddefnyddio'r cyfeiriad e-bost canlynol: cynllunioplanning@conwy.gov.uk trwy ddyfynnu'r rhif cais.

Gallwch hefyd roi sylwadau trwy ysgrifennu ataf yn y cyfeiriad uchod gan ddyfynnu'r rhif cais. Os byddwch yn dymuno cyflwyno unrhyw sylwadau ynghylch y cais, mae'n rhaid i chi wneud hynny erbyn **05/10/2022**. Os na fyddaf yn clywed gennych byddaf yn cymryd nad oes gennych unrhyw sylwadau.

Os byddwch yn ysgrifennu at y Cyngor i gyflwyno eich sylwadau un ai drwy e-bost neu drwy'r post:

- dyfynnwch rif y cais bob tro.
- Cofiwch mai dim ond 'materion cynllunio' y gallwn eu hystyried.

Mae'r gyfraith yn mynnu bod unrhyw sylwadau a geir ynglŷn â chais cynllunio yn dod yn ddogfennau cyhoeddus. Mae hyn yn golygu gall aelodau o'r cyhoedd a'r ymgeisydd weld sylwadau o'r fath a gellir eu gweld ar-lein.

Pe baech yn dymuno trafod y cais gyda Swyddog Cynllunio, ffoniwch Ruth Evans ar 01492575105.

Mae'r Cyngor yn gweithredu polisi sydd yn galluogi unigolion i siarad yng nghyfarfodydd y Pwyllgor Cynllunio ar geisiadau sy'n cael eu penderfynu gan y Pwyllgor Cynllunio. I gael manylion, ewch i <http://www.conwy.gov.uk/canllaw-siarad-pwyllgor-cynllunio> neu cysylltwch â'r swyddog uchod.

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Notice of Application for Planning Permission

Reference: 0/50004
Applicant: MR C Cryer
Easting: 298099
Northing: 374913

Rydym yn croesawu gohebiaeth yn Gymraeg / We welcome correspondence in Welsh.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi /
We will respond to any correspondence in Welsh which will not lead to a delay.

Prif Switsfwrdd / Main Switchboard: 01492 574000
www.conwy.gov.uk/cynllunio www.conwy.gov.uk/planning
BT Cyfnewid Testun / BT Text Relay Service 18001 01492 574000

Proposal: Siting of 16 camping pods and compost toilet for a temporary period of time (6 years)
Location: Kinmel Park, Kinmel Hall, Primrose Hill, St George, LL22 9DA

Conwy County Borough Council has received an application for the above mentioned development. You can inspect the full application and supporting documents online at: <http://www.conwy.gov.uk/planningexplorer>

You will be able to make comments on the application using the following email address: cynllunioplanning@conwy.gov.uk, quoting the application number.

You may also comment by writing to me at the above address quoting the application number. If you wish to make any comments on the proposal, you must do so by the **05/10/2022**. If I do not receive a comment by then, I will assume you have no comment to make.

If you notify the council in writing of your comments either via email or post, please:

- always quote the application number.
- only 'planning matters' can be taken into account.

The law requires that any comments received regarding a planning application become public documents. This means that such comments may be seen by members of the public, the applicant and can be viewed online.

If you wish to discuss this application with a Planning Officer, please ring Ruth Evans on 01492575105.

The Council operates a policy which allows individuals to speak at Planning Committee meetings on applications which are determined by the Planning Committee. For details, please refer to <http://www.conwy.gov.uk/guidance-for-speaking-planning-committee>, or contact the above Officer.



Rydym yn croesawu gohebiaeth yn Gymraeg / We welcome correspondence in Welsh.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi /
We will respond to any correspondence in Welsh which will not lead to a delay.

Prif Switsfwrdd / Main Switchboard: 01492 574000
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Proposed camping pods at Kinmel Hall

The camping pods externally are 2.4m x 3m x 2.2 in height to the ridge and of a variety of colours. The photographs in Figures 1-4 below show pods 1-12 in situ.

Figure 1



Figure 2



Figure 3



Figure 4



Figures 5 and 6 show the pods in more detail.

Figure 5 Front elevation



Figure 6 Side elevation



Further details and information can be found at www.plasticpods.co.uk

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

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

Site Details

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

Number

Suffix

Property Name

Kinmel Park, Kinmel Hall

Address Line 1

Primrose Hill

Address Line 2

Town/city

St George

Postcode

LL22 9DA

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

Easting (x)

298099

Northing (y)

374913

Description

Applicant Details

Name/Company

Title

MR

First name

C

Surname

Cryer

Company Name

Address

Address line 1

Kinmel Hall

Address line 2

Kinmel Park

Address line 3

Primrose Hill

Town/City

St George

Country

Postcode

LL22 9DA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Ms

First name

Eleanor

Surname

Carpenter

Company Name

Cadnant Planning

Address

Address line 1

20 Connaught House

Address line 2

Riverside Business Park

Address line 3

Benarth Road

Town/City

Conwy

Country

United Kingdom

Postcode

LL32 8UB

Contact Details

Primary number

01492581800

Secondary number

Email address

info@cadnantplanning.co.uk

Site Area

What is the site area?

0.90

Scale

Hectares

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

☐ Yes

☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Siting of 16 camping pods and compost toilet for a temporary period of time (6 years)

Has the work or change of use already started?

☒ Yes

☐ No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

01/10/2021

Has the work or change of use been completed?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

Garden area associated with Kinmel Hall containing 16 camping pods

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following?

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

☐ Yes

☒ No

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

☐ Yes

☒ No

Application advice

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

Does your proposal involve the construction of a new building?

☐ Yes

☒ No

Materials

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

- ☒ Yes
☐ No

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

Type:

Walls

Existing materials and finishes:

n/a

Proposed materials and finishes:

Timber clad in coloured recycled plastic resin

Type:

Doors

Existing materials and finishes:

n/a

Proposed materials and finishes:

Timber

Type:

Roof

Existing materials and finishes:

n/a

Proposed materials and finishes:

As walls

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

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

Site plan
Planning and heritage statement
Pod details

Pedestrian and Vehicle Access, Roads and Rights of Way

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

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

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

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☒ Yes
☐ No

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

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

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

- ☒ Yes
☐ No

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

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

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

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

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

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

How will surface water be disposed of?

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

Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

Supporting information requirements

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

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

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

Foul Sewage

Please state how foul sewage is to be disposed of:

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

Other

Compost toilet

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☒ No
☐ Unknown

Waste Storage and Collection

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

- ☐ Yes
☒ No

Trade Effluent

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

- ☐ Yes
☒ No

Residential/Dwelling Units

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

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

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

- ☐ Yes
☒ No

Employment

Will the proposed development require the employment of any staff?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

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

Full-time

0

Part-time

1

Total full-time equivalent

0.50

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

Industrial or Commercial Processes and Machinery

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

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Renewable and Low Carbon Energy

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

☐ Yes

☒ No

Hazardous Substances

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

☐ Yes

☒ No

Neighbour and Community Consultation

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

☐ Yes

☒ No

Site Visit

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

☐ Yes

☒ No

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

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

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

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Authority Employee/Member

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

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
- ☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
- ☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Ms

First Name

Eleanor

Surname

Carpenter

Declaration Date

05/08/2022

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

☐ The Applicant

☒ The Agent

Title

Ms

First Name

Eleanor

Surname

Carpenter

Declaration Date

05/08/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Rhys Davies

Date

05/08/2022

**CONWY COUNTY BOROUGH
COUNCIL**

DEVELOPMENT CONTROL

RECEIVED: 31AUG2022

APPLICATION NO: 0/50004



Preliminary Ecological Assessment (PEA) of proposals to erect 16 camping pods on land at Kimmel Hall, Bodelwyddan, Denbighshire

for

Claire Thomas

23 May 2022

ECO_832



Ecoscope Ltd.

Unit G1, Bodnant Business Studios, Tal-Y-Cafn, Conwy

t. [03335 771 402](tel:03335771402) e. info@eco-scope.co.uk w. www.eco-scope.co.uk

Registered address as above | Company Number: 08916412 | VAT Reg. No. 199 5268 44

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SUMMARY

*Ecoscope Ltd was commissioned by Claire Thomas, to undertake a Preliminary Ecological Assessment of proposals to site +16 camping pods and associated infrastructure in the grounds of **Kinmel Hall, Kinmel Park, Primrose Hill, St George Bodelwyddan LL22 9DA.***

The assessment confirmed that there is considerable bat activity in and around Kinmel Hall, and at least 4 species were recorded foraging in the open clearing where the camping pods are to be sited.

Recommendations are included to minimise the negative impacts to bats, breeding woodland birds and nocturnal invertebrates.

Document Issue Date: Monday, 23 May 2022

Approved by: Mr. Stuart Kato M.Sc., MCIEEM

Prepared by: Dr Richard Birch CEcol

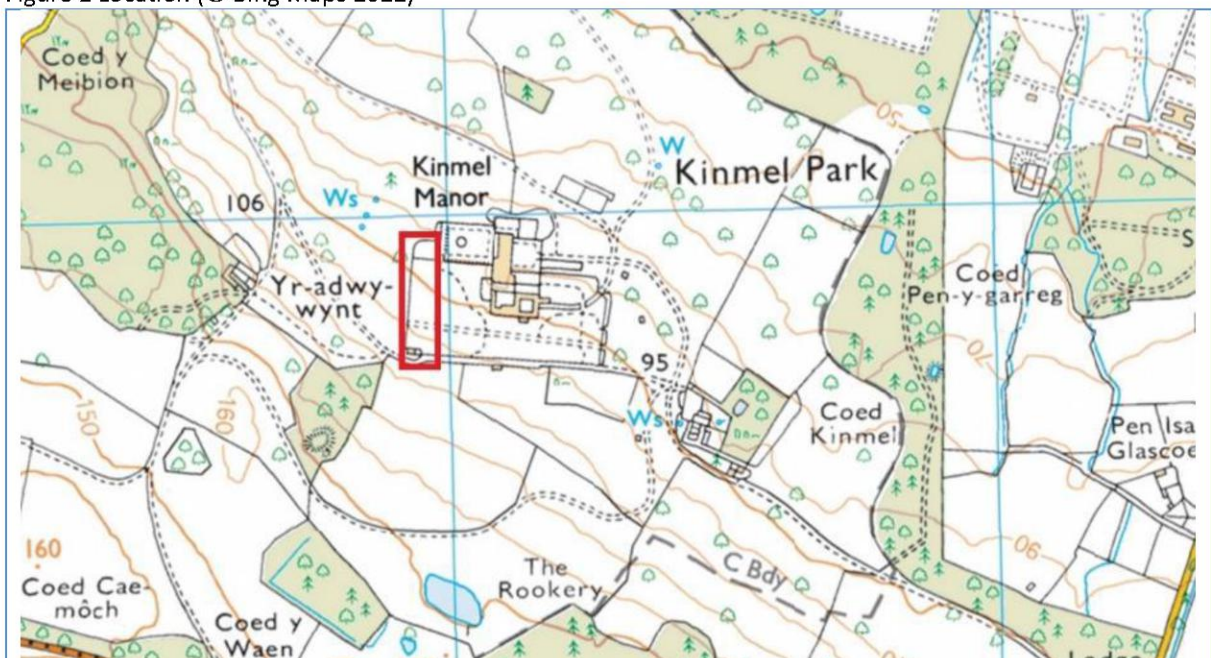
1. INTRODUCTION

1.1 Description of Brief

1.1.1 Ecoscope Ltd was commissioned to undertake a Preliminary Ecological Assessment (PEA) including an assessment of potential bat flightlines at **Kinmel Hall, Kinmel Park, Primrose Hill, St George Bodelwyddan LL22 9DA** (OSGB SH 98120 74880) by Cadnant Planning, on behalf of its Client, Mr. C. Cryer.

1.1.2 The proposal is for the siting of 16 camping pods and associated infrastructure on land forming part of the Kinmel Hall grounds and estate (although in different ownership). The location is shown in Figure 1.

Figure 1 Location (© Bing Maps 2022)



1.2 Purpose of study

1.2.1 The study was required to support a planning application for camping pods and was undertaken at the request of the Planning Authority.

1.2.2 The PEA will include a map and species list of the ground affected by the proposed camping area, including the potential for bat flightlines from roost sites in the vicinity.

- 1.2.3 As part of the Senedd commitment to Biodiversity Net Gain¹ incorporated into new development, and following the guidance provided by the Chartered Institute of Ecology & Environmental Management (CIEEM)², the report will include the need for further survey, licences (as necessary), compensation for potential habitat losses and enhancements to achieve gains in the proposed development.

¹ [Environment \(Wales\) Act 2016 Part 1 Section 6: The Biodiversity and Resilience of Ecosystems - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/biodiversity-net-gain)

² [CIEEM-Environmental-Net-Gain-Principles-Final-July2021.pdf](#)

2. METHOD

2.1 Desk study

2.1.1 The desk study involved collecting data from the following sources:

- Protected sites locations from Magic Map at <https://magic.defra.gov.uk/MagicMap.aspx>;
- Designations and Qualifying Features at <https://naturalresources.wales/environmental-topics/wildlife-and-biodiversity/find-protected-areas-of-land-and-sea>;
- Biodiversity data from the Local Environmental Record Centre (LERC) at <https://www.cofnod.org.uk>.

2.2 Field survey

2.2.1 The field survey for the PEA was undertaken on 10th May 2022, with a walkover undertaken the same evening by the following personnel (Table 1).

Table 1 Personnel

PERSONNEL	EXPERIENCE
Dr Richard Birch CEcol	Qualified horticulturalist and 1 st class degree in Botany. 25 years practising ecologist. Licences for bats & newts in England & Wales. Chartered since 2016.
Kira Lovatt BSc	Graduate Ecologist with a 1 st class degree in Zoology and Conservation. Currently studying Conservation and Land Management at master's level.
Rebekah Beresford	Former ecologist for the Essex Wildlife Trust for 7 years and experienced bat surveyor. Additional experience in invertebrates, particularly spiders, from former curator role in Liverpool Museum

2.2.2 The walkover survey was conducted using Echometer bat detectors connected to smartphones.

3. RESULTS

3.1 Site Description

- 3.1.1 The parcel of land subject to the application lies to the rear (west) of Kimmel Hall (Figure 2a), in land consisting of mixed woodland defined as ‘parkland’.
- 3.1.2 Formal grounds with fountain (Figure 2b) lie to the north of the proposed campsite and on a higher level topographically, accessed by stone steps. The habitat has high potential for roosting and foraging bats.

Figure 2 Kimmel Hall & grounds



Phase 1 survey

- 3.1.3 The parkland consists of a variety of specimen trees both native and exotic, dominated by groups of mature evergreen Holm oak (*Quercus ilex*).
- 3.1.4 The open areas of mown grassland contain a flora dominated by mosses and herbs indicative of acidic to neutral ground conditions (see Table 2).

Table 2 Grassland species list

LATIN NAME	COMMON NAME
<i>Veronica chamaedrys</i>	Germander speedwell
<i>Festuca rubra</i>	Red fescue
<i>Luzula campestre</i>	Field woodrush
<i>Rhytidiadelphus squarrosus</i>	a moss
<i>Trifolium repens</i>	White clover
<i>Potentilla erecta</i>	Tormentil
<i>Lotus corniculatus</i>	Bird's-foot trefoil
<i>Cerastium fontanum</i>	Common mouse-ear
<i>Achillea millefolium</i>	Yarrow

LATIN NAME	COMMON NAME
<i>Ranunculus repens</i>	Creeping buttercup

3.1.5 The species mix approximates to a National Vegetation Classification (NVC) of **U4b** *Festuca ovina-Agrostis capillaris-Galium saxatile Holcus lanatus-Trifolium repens* grassland, despite most of the key indicators missing from the species list. This is termed a haymeadow grassland and is listed as priority habitat.

Figure 3 target Notes #1



3.1.6 Camping pods are positioned at the edge of open parkland, beneath specimen trees. The area has recently been cleared of scrub, and a growth of nettles has developed (Figure 4a).

Figure 4 Target Notes #2

	
<p>a) TN 03: Open sweep of U4b grassland deteriorating to nettles where scrub has been recently cleared.</p>	<p>b) TN 03: U4b grassland.</p>
	
<p>c) TN 06: Dense stand of Monterey Cypress (<i>Cupressus macrocarpa</i>) on southern boundary.</p>	<p>d) TN 06: Dog's Mercury <i>Mercurialis perennis</i> beneath Cypress trees – ancient woodland indicator.</p>

- 3.1.7 There is evidence of a large population of rabbit on site. The habitat is very suitable for foraging bats, and the house is in a state of disrepair and therefore likely to support numbers of bats.
- 3.1.8 No evidence of badger activity was observed, although some of the scrapes may be attributable to foraging badger.
- 3.1.9 A Phase 1 map with specimen trees is included in APPENDIX 1, Figure 7 Phase 1 Map, p. i, with accompanying target notes in APPENDIX 2, Table 10 Target Notes, p.ii

3.2 Desk study

3.2.1 The proposal lies within 4 kilometres of three protected sites (Table 3).

Table 3 protected sites and their qualifying features within 4 km.

SITE NAME	STATUS	SUMMARY OF QUALIFYING FEATURES	AREA	DISTANCE
Coed y Gopa	SSSI	<ul style="list-style-type: none"> • Winter roost of Lesser Horseshoe bat; • Beech-Scot's Pine plantation woodland; • Geological and Archaeological features. 		4 km
Coedydd ac Ogofau Elwy a Meirchion	SSSI	<ul style="list-style-type: none"> • Four geological Conservation sites for Quaternary mammal fossils; • Ash-Oak woodland with ground flora • Four species of bats roosting in caves 		4 Km
Coedwigoedd Dyffryn Elwy / Elwy Valley Woods	SAC	<ul style="list-style-type: none"> • Tilio-acerion forest on slopes 	82 Ha	4 km

3.2.2 Significant (category 1) species within 1 km of the site are included in Table 4.

Table 4 Significant species records within 1 km

COMMON NAME	LATIN NAME	NOTES	DISTANCE
Lesser Horseshoe Bat	<i>Rhinolophus hipposideros</i>	Within the grounds	71
Bat undet.	<i>Chiroptera</i> sp.		381
Lesser Horseshoe Bat	<i>Rhinolophus hipposideros</i>		566
Bat undet.	<i>Chiroptera</i>		828
Pipistrelle	<i>Pipistrellus pipistrellus</i>		849
Brown Long-eared Bat	<i>Plecotus auritus</i>		930
Bat undet.	<i>Chiroptera</i> sp.		951
Barn Owl	<i>Tyto alba</i>	Two separate records	381
Marsh Tit	<i>Poecile palustris</i>	Three records. Known from Bodelwydden for many years	566
Bullfinch	<i>Pyrrhula pyrrhula</i>		721
House Sparrow	<i>Passer domesticus</i>		849
Tree Sparrow	<i>Passer montanus</i>		849
Dunnock	<i>Prunella modularis</i>		849
Bullfinch	<i>Pyrrhula pyrrhula</i>	Multiple records	849
Badger	<i>Meles meles</i>		750
Bluebell	<i>Hyacinthoides non-scriptus</i>		40

3.3 Bat activity survey

3.3.1 The bat transect followed the route shown in Figure 5.

Figure 5 Bat survey route and conditions



3.3.2 The results of the survey are shown in Table 5.

Table 5 Bat transect results

TIME	SPECIES	POSITION / COMMENT
21:35	Common pipistrelle (<i>Pipistrellus pipistrellus</i>) x3	1)
21:40	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	2)
21:42	Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)	3)
21:44	Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)	4)
21:46	Common pipistrelle (<i>Pipistrellus pygmaeus</i>) x2	5)
21:51	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	6)
22:08	Common pipistrelle (<i>Pipistrellus pipistrellus</i>) Common noctule (<i>Nyctalus Noctula</i>)	7)
22:11	Soprano pipistrellus (<i>Pipistrellus pygmaeus</i>)	8)
22:14	Soprano pipistrellus (<i>Pipistrellus pygmaeus</i>)	9)
22:17	Soprano pipistrellus (<i>Pipistrellus pygmaeus</i>) Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	9)
22:14	Soprano pipistrellus (<i>Pipistrellus pygmaeus</i>)	9)
22:17	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	9)
22:21	Lesser horseshoe (<i>Rhinolophus hipposideros</i>) Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	9)
22:28	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	9)
22:28	?Greater horseshoe bat (<i>Rhinolophus ferrumequinum</i>)	10)
22:32	Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) common pipistrelle (<i>Pipistrellus pipistrellus</i>)	11)
22:41	Lesser horseshoe (<i>Rhinolophus hipposideros</i>) Common pipistrelle (<i>Pipistrellus pipistrellus</i>) x2 Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)	12)

4. CONCLUSION

4.1 Summary of results

- 4.1.1 The proposals will not have any direct effect on protected sites or any of their qualifying features.
- 4.1.2 There are potential minor indirect effects on bats, a qualifying feature of Coedydd ac Ogofau Elwy a Meirchion SSSI, as a result of the possibility for additional lighting implemented within the parkland to illuminate camping pods after dark.
- 4.1.3 The walkover indicated that the woodland is heavily used by at least 4 species of bat (the record for Greater Horseshoe bat would need further evidence), suggesting there is a significant roost in the vicinity.
- 4.1.4 There are potential impacts to ground- and scrub-nesting woodland birds as a result of disturbance and the attentions of pet dogs.

4.2 Risk assessment

- 4.2.1 The potential impact of the proposals on protected species are assessed **without mitigation** in Table 6.
- 4.2.2 A properly designed, maintained, and well sited compost toilet will pose no impact to the surrounding area. The proposed location for the W.C. is away from any sensitive habitats. No design was provided for the compost toilet. However, based on the assumption that the toilet is of modern design and compliant with current building regulations we envisage no impact.

Table 6 Risk assessment (without mitigation)

IMPACT	FEATURE AFFECTED	RISK	SEVERITY	RISK × SEVERITY
Lighting	Bats – all species	4	3	12
Disturbance		4	3	12

Key

RISK		SEVERITY		RISK × SEVERITY	
1	Negligible	1	Negligible	1-9	Cumulative effect of likelihood × severity = minor negative (potentially positive) impact
2	Slight risk	2	Low level of impact		
3	Moderate risk	3	Moderate impact	10-16	Cumulative effect of likelihood × severity = moderate negative impact
4	Event likely to occur	4	Major impact		
5	High risk of event occurring	5	Severe impact	17 - 25	Cumulative effect of likelihood × severity = major negative impact

4.3 Conclusion

4.3.1 The impact of the proposals on foraging bats without mitigation is estimated as

Moderate at a **Local** level.

4.3.2 The impact of the proposals on woodland birds is estimated as **Minor** at a **Local** level (see Table 7).

Table 7 Hierarchy of impacts

HIERARCHY OF IMPACT	DEFINITION
International	Having an impact on the population size or habitat area on a Worldwide scale
National	Having an impact on a habitat or species distributed throughout the British Isles
Regional	Having an impact on a habitat or species distribution in any of the individual countries making up the British Isles
Local	Having an impact on a habitat or species that may be significant at a local level (Borough or Parish)

5. RECOMMENDATIONS

5.1 Mitigation Strategy

5.1.1. Risk is reduced by implementation of a hierarchy of strategies:

- Avoidance
- Protection
- Reduction
- Enhancement
- Mitigation

5.1.2 Only those relevant to the specified project will be considered.

5.2 Avoidance and Mitigation

5.2.1 Additional lighting should be avoided. If lighting is installed it should follow the measures detailed below:

5.2.2 Attention to lighting as the main potential impact. Any lighting must be of a type to pose the minimum negative impact on bats and nocturnal invertebrates.

5.2.3 Lighting must be low-level (as lighting bollards – see Figure 6a) and with a low level of output (between 1-3 lux).

5.2.4 Lighting must be further screened with lighting baffles to deflect light downwards and minimise light spill.

Figure 6 Mitigation and compensation

			
a) Shrouded low level lighting bollards with individual output of 2-3 lux maximum.	b) Schwegler© 1FF bat box	c) Schwegler© 1B bird box	d) Schwegler© 2H bird box

- 5.2.4 lighting on paths should be motion-sensor operated with a 1-minute duration.
Lighting left on all night causes the most disturbance and all effort must be taken to avoid continual nocturnal lighting in an area which has been dark for a long period of time.
- 5.2.5 Restrictions ensuring dogs to be kept on leads at all times within the woodland will limit disturbance to ground nesting birds.

5.3 Enhancement

- 5.3.1 Clearance of scrub has caused an abundance of weedy vegetation to emerge.
Maintenance of vegetation can be minimised by sowing a seed mix suitable for woodland.
- 5.3.2 The rabbit population will maintain a close sward if the areas of dense nettles are resown with a seed mix as in the example in Table 8.

Table 8 Emorsgate© EW1 woodland seed mix

WILDFLOWERS		
% of MIX	LATIN NAME	COMMON NAME
2	<i>Alliaria petiolata</i>	Garlic Mustard
1.5	<i>Allium ursinum</i>	Ramsons
0.5	<i>Cruciata laevipes</i>	Crosswort
2	<i>Digitalis purpurea</i>	Foxglove
2.5	<i>Filipendula ulmaria</i>	Meadowsweet
2	<i>Galium album - (Galium mollugo)</i>	Hedge Bedstraw
1	<i>Geum urbanum</i>	Wood Avens
2.5	<i>Hyacinthoides non-scripta</i>	Bluebell
0.5	<i>Primula vulgaris</i>	Primrose
2.5	<i>Prunella vulgaris</i>	Selfheal
2.5	<i>Silene dioica</i>	Red Campion
0.5	<i>Teucrium scorodonia</i>	Wood Sage
20		
GRASSES		
% of MIX	LATIN NAME	COMMON NAME
10	<i>Agrostis capillaris</i>	Common bent
2	<i>Anthoxanthum odoratum</i>	Sweet vernal grass
7	<i>Brachypodium sylvaticum</i>	False Brome
20	<i>Cynosurus cristatus</i>	Crested Dog's-tail
1	<i>Deschampsia cespitosa</i>	Tufted hair grass

WILDFLOWERS		
% of MIX	LATIN NAME	COMMON NAME
28	<i>Festuca rubra</i>	Slender creeping red-fescue
12	<i>Poa nemoralis</i>	Wood meadow grass

80

5.3.3 To improve the potential of the woodland for bats and nesting birds, fitting of bat/bird boxes will provide suitable roosting and nesting sites for a range of species - as follows:

- 1x nursery bat box (Schwegler 1FF or equivalent) on south- or west-facing trunk above 3 m (Figure 6b);
- 1x hole-type bird box above 3 m (Figure 6c);
- 1x open-fronted nest box above 3 m (Figure 6d)

5.3.4 The implementation of these enhancement measures will ensure that the proposal is compliant with local and national planning policy.

6. REVISED RISK ASSESSMENT

6.1.1 With implementation of mitigation and enhancements as described, the revised risk assessment is shown in Table 9.

Table 9 Risk assessment (after mitigation)

IMPACT	FEATURE AFFECTED	MITIGATION STRATEGY	RISK	SEVERITY	RISK × SEVERITY
Lighting	Bats – all species	<ul style="list-style-type: none"> • Low level lighting • Low lux lighting with motion-sensor operation. • Bat box 	2	1	2
Disturbance		<ul style="list-style-type: none"> • Dogs on leads 	2	1	2

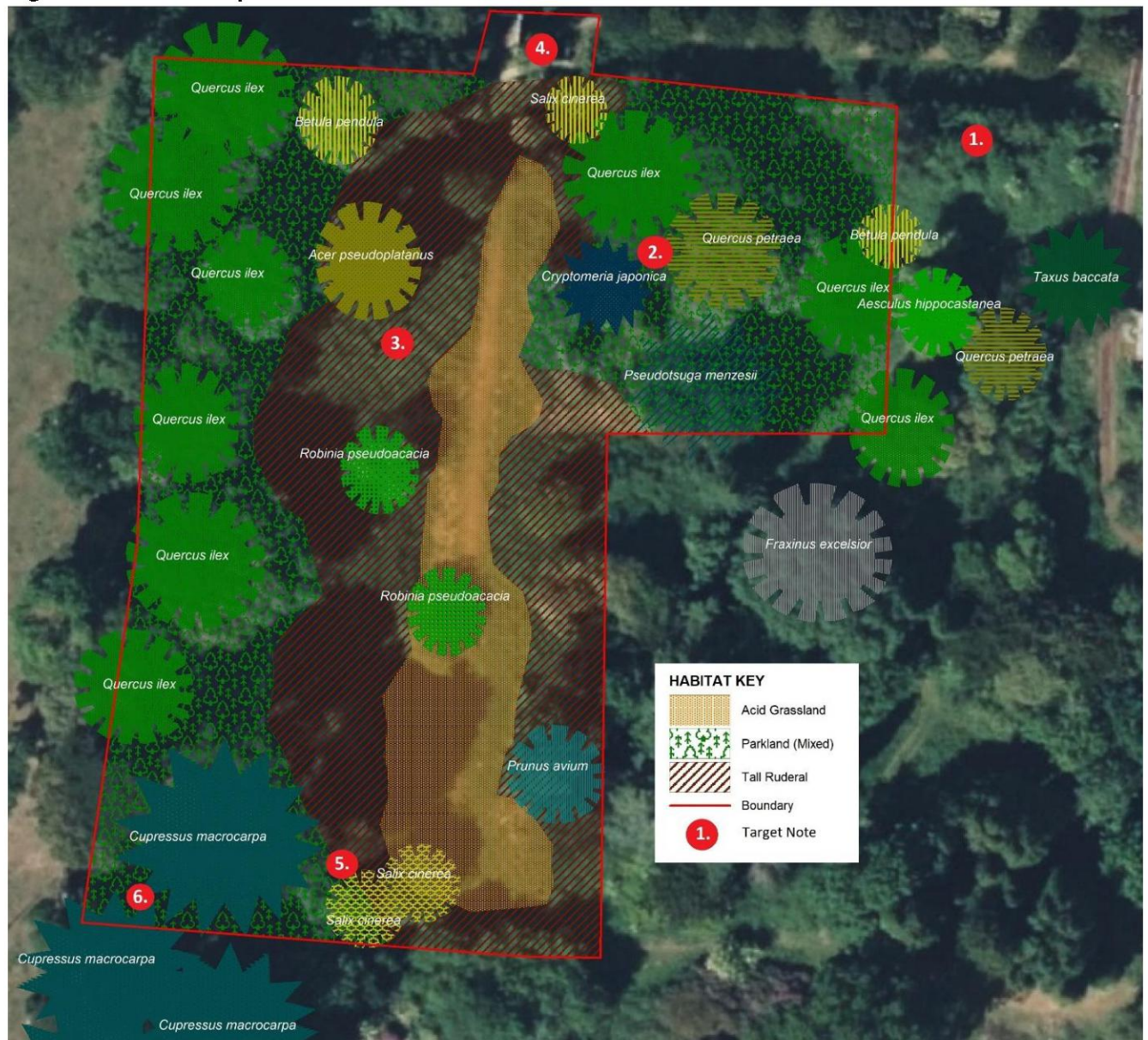
Key

RISK		SEVERITY		RISK × SEVERITY	
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4	Event likely to occur	4	Major impact		
5	High risk of event occurring	5	Severe impact	17 - 25	Cumulative effect of likelihood × severity = major negative impact

6.1.2 With implementation of the mitigation and enhancements as described, the risk of negative impacts is assessed as Negligible.

7. APPENDIX 1

Figure 7 Phase 1 Map



8. APPENDIX 2

Table 10 Target Notes

TN No.	NOTES
1	Dense scrub / Tall Ruderal. Singing Garden warbler. Scrub of Grey willow (<i>Salix cinerea</i>), seedling Ash (<i>Fraxinus excelsior</i>), Birch (<i>Betula pendula</i>) and cherry laurel (<i>Prunus laurocerasus</i>). Height to 4m.
2	<p>Planted Mixed Woodland. A mixture of Sycamore (<i>Acer pseudoplatanus</i>), Ash, Holm Oak (<i>Quercus ilex</i>), Birch, Sessile oak (<i>Q. petraea</i>), Japanese cedar (<i>Cryptomeria japonica</i>), Douglas fir (<i>Pseudotsuga menziesii</i>) with an understorey of Bramble (<i>Rubus fruticosus</i> agg.)</p> <p>Ground flora includes Nettle (<i>Urtica dioica</i>), Bluebell (<i>Hyacinthoides non-scriptus</i>), Creeping buttercup (<i>Ranunculus repens</i>), Self-heal (<i>Prunella vulgaris</i>), Hemp-nettle (<i>Galeopsis cf. tetrahit</i>), Marsh thistle (<i>Cirsium palustre</i>) Wood speedwell (<i>Veronica montana</i>) and Wood dock (<i>Rumex sylvatica</i>).</p> <p>Birds include Wren, Mistle thrush, Song thrush, Robin, Chiff-chaff and Blackcap.</p>
3	<p>Parkland' with mixed specimen trees (see map for identifications).</p> <p>Open grassland planted with drifts of <i>Narcissus poeticus</i> and other daffodil varieties. The sward equates to a National Vegetation Classification (NVC) of U4b.</p>
4	Steps down to the formal gardens, with overhanging Laburnum.
5	Steps up to woodland and Rhododendron dell. Large rabbit population.
6	Dense stand of mature <i>Cupressus macrocarpa</i> , with understorey of Dog's mercury (<i>Mercurialis perennis</i>).

9. APPENDIX 3

Legislation

Bats

In Britain, all bat species and their roosts are legally protected in both domestic (the Wildlife & Countryside Act England & Wales 1981 – as amended) and international (The Habitats Directive 1992 / Conservation of Habitats and Species Regulations 2017 as amended)

legislation, whereby it is an offence to:

- Deliberately take, injure or kill a wild bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.
- Damage or destroy a place used by bats for breeding or resting (roosts) (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/exchange a bat of a species found in the wild in the EU (dead or alive) or any part of a bat.
- Intentionally or recklessly obstruct access to a bat roost.

Birds

All birds, their nests and eggs are protected by law and it is thus an offence (with certain exceptions) to:

- Intentionally kill, injure or take any wild bird.
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.
- Intentionally take or destroy the egg of any wild bird.
- Have in one's possession or control any wild bird, dead or alive, or any part of a wild bird, which has been taken in contravention of the Act.
- Have in one's possession or control any egg or part of an egg which has been taken in contravention of the Act.
- Use traps or similar items to kill, injure or take wild birds.

- Have in one's possession or control any bird of a species occurring on Schedule 4 of the Act unless registered, and in most cases ringed, in accordance with the Secretary of State's regulations in the Act's schedules.
- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

Badgers

Badgers and their setts (burrows) are protected and so are. Under the protection of Badgers Act 1992 in England and Wales, where it is an offence to:

- Wilfully kill, injure or take a badger (or attempt to do so).
- Cruelly ill-treat a badger.
- Dig for a badger.
- Intentionally or recklessly damage or destroy a badger sett, or obstruct access to it.
- Cause a dog to enter a badger sett.
- Disturb a badger when it is occupying a sett.



Gwasanaethau Rheoleiddio a Thai / Regulatory & Housing Services

Pennaeth Gwasanaeth / Head Of Service – Peter Brown

Rheolwr Rheoli Datblygu ac Adeiladu / Development & Building Control Manager – Paula Jones

Cyfeiriad Post / Postal Address: Bwth Post 1, CONWY / PO Box 1, CONWY, LL30 9GN;

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GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012 Rhybudd o Gais am Ganiatâd Cynllunio

Cynllun: Gosod 16 o bodiau gwersylla a toiled compost am gyfnod dros dro (6 mlynedd)
Safle: Kimmel Park, Kimmel Hall
Primrose Hill
St George
LL22 9DA
Ymgeisydd: MR C Cryer
Cyfeirnod: 0/50004

Mae Cyngor Bwrdeistref Sirol Conwy wedi derbyn cais am y datblygiad uchod. Gallwch archwilio'r cais llawn a'r dogfennau cefnogol ar-lein yn: <http://www.conwy.gov.uk/poryddcynllunio>. Pe baech yn dymuno trafod y cais gyda Swyddog Cynllunio, ffoniwch Ruth Evans ar 01492575105.

Dylai unrhyw un sydd am fynegi sylwadau eu hanfon ataf yn ysgrifenedig gan ddefnyddio'r cyfeiriad e-bost canlynol: cynllunioplanning@conwy.gov.uk neu ataf i'r cyfeiriad post uchod, gan ddyfynnu rhif y cais bob amser, erbyn **12/10/2022** fan bellaf, neu efallai na chaiff y sylwadau eu hystyried cyn penderfynir ar y cais. Dim ond sylwadau sydd yn berthnasol i faterion cynllunio gaiff eu hystyried. Dylid nodi bod yr holl sylwadau a dderbynnir yn ddogfennau cyhoeddus a fydd ar gael i'r cyhoedd eu harchwilio ar wefan y Cyngor.

Mae'r Cyngor yn gweithredu polisi sydd yn galluogi unigolion i siarad yng nghyfarfodydd y Pwyllgor Cynllunio ar geisiadau sy'n cael eu penderfynu gan y Pwyllgor Cynllunio. I gael manylion, ewch i <http://www.conwy.gov.uk/canllaw-siarad-pwyllgor-cynllunio> neu cysylltwch â'r swyddog uchod.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 Notice of Application for Planning Permission

Proposal: Siting of 16 camping pods and compost toilet for a temporary period of time (6 years)
Location: Kimmel Park, Kimmel Hall
Primrose Hill
St George
LL22 9DA
Applicant: MR C Cryer
Reference: 0/50004

Conwy County Borough Council has received an application for the above mentioned development. You can inspect the full application and supporting documents online at: <http://www.conwy.gov.uk/planningexplorer>. If you wish to discuss this application with a Planning Officer, please ring Ruth Evans on 01492575105.

Anyone wishing to make representations should do so in writing by using the following email address: cynllunioplanning@conwy.gov.uk or to me at the above postal address, quoting the application number at all times, not later than **12/10/2022**, otherwise comments may not be considered before the application is determined. Only remarks relating to planning matters will be taken into consideration. Please note that all representations received are public documents and will be made available for public inspection on the Council's website.

The Council operates a policy which allows individuals to speak at Planning Committee meetings on applications

which are determined by the Planning Committee. For details, please refer to <http://www.conwy.gov.uk/guidance-for-speaking-planning-committee>, or contact the above Officer.

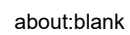


Rydym yn croesawu gohebiaeth yn Gymraeg / We welcome correspondence in Welsh.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd iyn yn arwain at unrhyw oedi /
We will respond to any correspondence in Welsh which will not lead to a delay.

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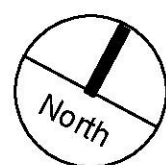
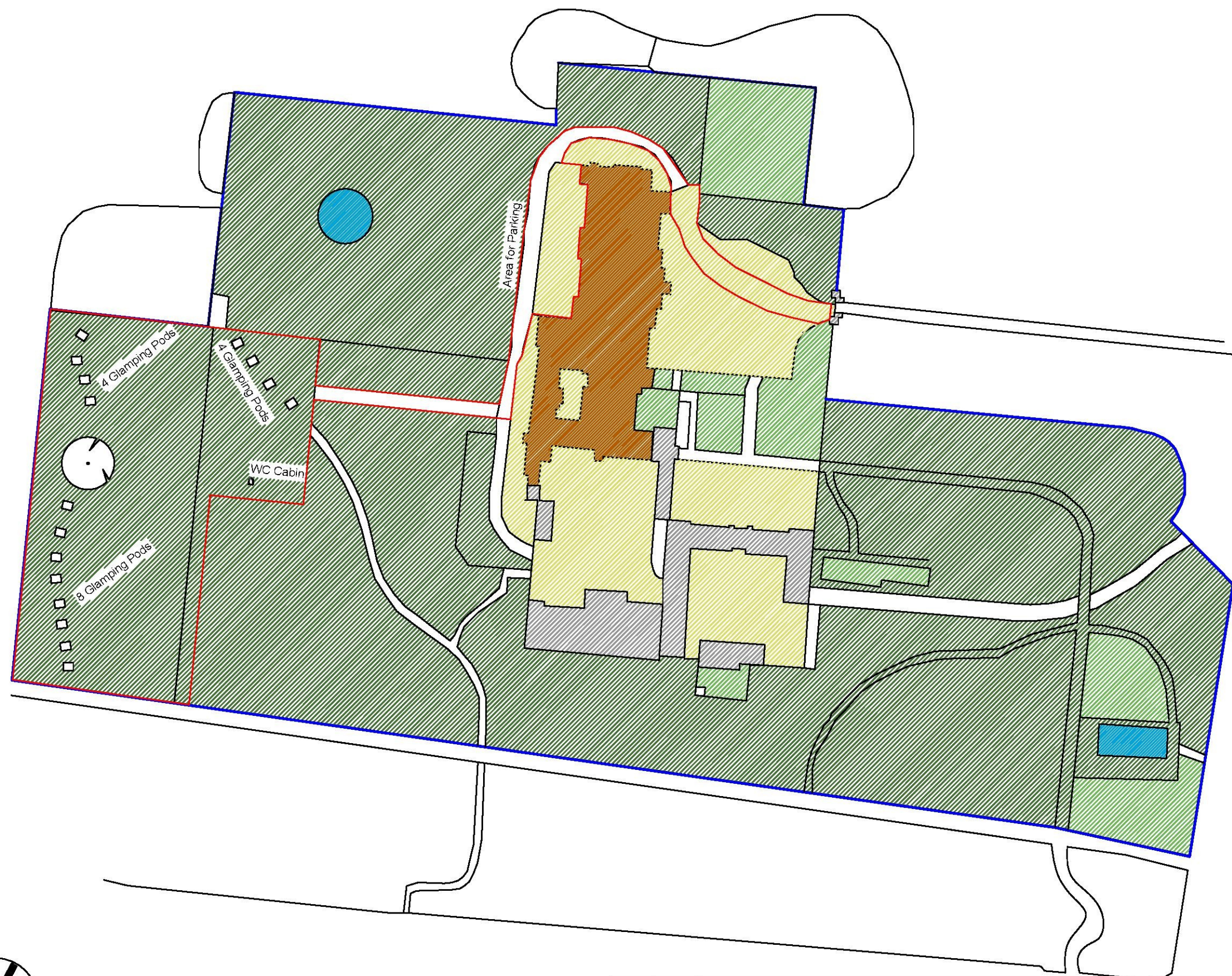




**CONWY COUNTY BOROUGH
COUNCIL
DEVELOPMENT CONTROL**

RECEIVED: 31AUG2022

APPLICATION NO: 0/50004



REV	DATE	DETAILS	PROJECT			
			Kinmel Hall			
			TITLE			
			Proposed Site Layout Plan			
			SCALE	1:1250	REVISION	-
			DRAWN BY	HD	CHECKED	DATE
						01/02/2022
					STAGE	