

Site Assessment Survey

PROJECT TITLE: Proposed demolition of existing residential dwelling with attached out buildings and rebuild a new residential dwelling in new location.

SITE ADDRESS: Plough House, Druidstone Road, Cefn Mabley, CF3 6XD.

DATE: 10th November 2025

The applicant is seeking planning consent to demolish an existing detached residential property with outbuildings known as Plough House, Druidstone Road, Cefn Mabley, CF3 6XD. A new detached residential building will be created in its place.

The site is centred at approximately NGR ST 2377 8325. An aerial image showing the development site within the context of the wider landscape is provided in Appendix 1 at the end of this report. This report focuses on the land and habitats within the site boundary only.

Bat surveys of the current detached property have been undertaken by Ecological Services Ltd. An external assessment of the building was undertaken on the 9th August and an internal survey of the building on the 30th September 2025. Bat activity surveys were completed on the 9th August and 31st August. A maximum count of 4 Common Pipistrelle, 2 Soprano Pipistrelle and 2 Brown Long-eared Bats were over observed using the building. For full details of the survey methodology and results please see the separate survey report by Ecological Services Ltd dated November 2025.

Site Location

The development site is roughly rectangular in shape and sits in a rural location approximately 1.2km north of the outskirts of St Mellons, Cardiff. The site sits roughly central in a green wedge of sparsely populated land between the M4 and A48(M) motorways and to the north east of the suburbs of Cardiff City.

The entrance to the site is from the west side of Druidstone Road which runs approximately south to north from St Mellons and crosses the M4 motorway to the north. A small cluster of residential and farm buildings are located immediately to the south west of the site. Several further substantial detached residential dwellings are widely spaced along Druidstone Road. Immediately beyond the proposed site and cluster of other adjacent buildings is arable farm land, hedgerows and pockets of broad-leaved woodland.

The closest section of moving water is the Nant Mwlan which is a complex of small streams which criss cross the landscape with the closest section approximately 380m away to the north west beyond the M4 motorway. The Nant Mwlan eventually feeds into the Rhymney River approximately 1.38km to the south west of site. The closest section of the Rhymney River is located approximately 1.02km away to the north west of site.

There are three ponds apparent on an OS map within 500m of the proposed site. The closest pond is located approximately 254m away to the north east set within woodland in the garden space of Druidstone House. The other two ponds are located approximately 393m away to the south west and 499m away to the south east (The locations of the three ponds are shown in Figure.1 below). The presence of ponds in nearby gardens cannot be discounted.

Habitats found in the green wedge between the M4 and A48(M) motorways include; arable crops, livestock grazing land, hedgerows, tree lines, gardens, occasional small ponds, pockets of broad-leaved and mixed woodland.

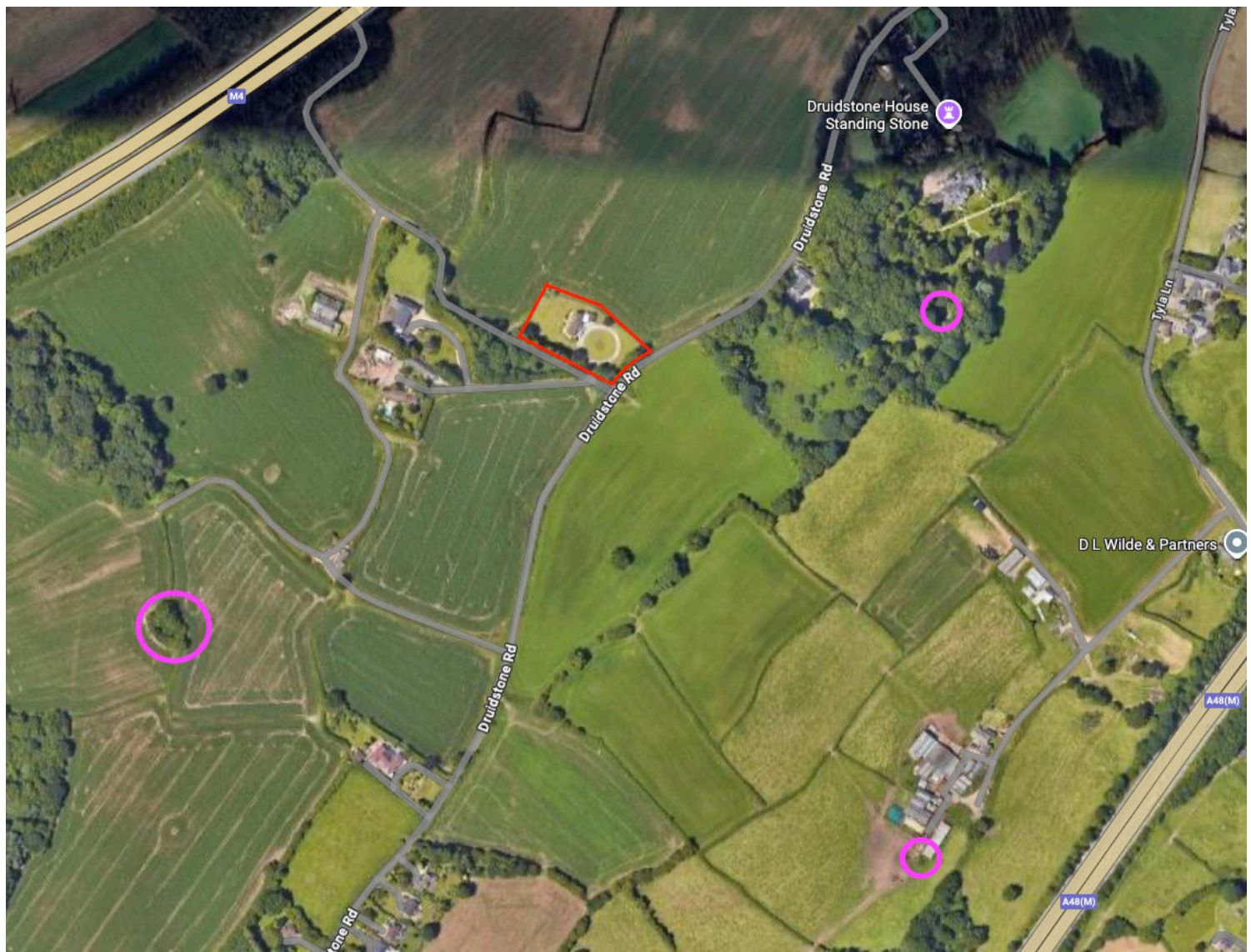


Figure 1. Pond Locations Within 500 m of the Site.

Desktop Study

A data search was requested from SEWBReC. The data search (LERC Reference: 0256-510) took a 1km buffer around a central point of the proposed development site.

Protected sites returned as part of the data search include:

- The site does not lie within or directly adjacent to any statutory protected site.
- There are five local non-statutory designated Sites of Importance for Nature Conservation (SINC) within 1km of the site. Tyla Farm Wood is the closest SINC site and is located approximately 563m away to the south east at its closest boundary.
- There are fourteen areas of Ancient Semi Natural Woodland (ASNW) within 1km of the site. These woodlands have been identified as Priority Areas by Natural Resources Wales (NRW) as they comprise mostly broadleaved native trees and shrubs believed to have been in existence for over 400 years. The nearest such area of woodland lies approximately 217m away to the north west at its closest boundary.
- There are two sites of Restored Ancient Woodland Site within 1km of the site. These are woodlands which are predominately broadleaved now and are believed to have been continually wooded for over 400 years. They will have gone through a phase when canopy cover will have been more than 50% non-native conifer tree species and now have a canopy cover of more than 50% broadleaf. The nearest such area of woodland lies approximately 336m away to the south west at its closest boundary.

Given the localised and small scale nature of the development proposals it is highly unlikely any protected sites will be impacted as part of the proposed works.

Protected species records of note returned within 500m of the site include:

- Hazel Dormouse (*Muscardinus avellanarius*) - 26 records were returned from the 1km data search all associated with the M4 and A48(M) corridors with the closest located approximately 268m away to the north west and involved a Dormouse nest.
- Common Frog (*Rana temporaria*) - one record was returned from the data search and is located approximately 327m away to the south west.
- Birds - Species listed under Schedule 1 of the Wildlife & Countryside Act 1981 (WCA1.1) include; Red Kite (*Milvus milvus*).
- Birds - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Herring Gull (*Larus argentatus*), House Sparrow (*Passer domestics*), Lapwing (*Vanellus vanellus*) and Yellowhammer (*Emberiza citrinella*).

Protected species records of note returned beyond 500m and within the 1km data search include:

- Bat roosts - Common Pipistrelle (*Pipistrellus pipistrellus*), Noctule Bat (*Nyctylus noctula*) and Soprano Pipistrelle (*Pipistrellus pygmaeus*).
- Bats foraging/commuting - Daubenton's Bat (*Myotis daubentonii*), Myotis sp. (*Myotis sp.*), Nathusius's Pipistrelle (*Pipistrellus nathusii*) and Serotine Bat (*Eptesicus serotinus*).
- Mammals - Badger (*Meles meles*), Hedgehog (*Erinaceus europaeus*), Otter (*Lutra lutra*), Pine Marten (*Martes martes*) and Polecat (*Mustela putorius*).
- Amphibians - Common Toad (*Bufo bufo*)
- Birds - Species listed under Schedule 1 of the Wildlife & Countryside Act 1981 (WCA1.1) include; Barn Owl (*Tyto alba*), Fieldfare (*Turdus pilaris*) and Redwing (*Turdus iliacus*).
- Birds - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Black-headed Gull (*Chroicocephalus ridibundus*), Dunnock (*Prunella modularis*) and Starling (*Sturnus vulgaris*).
- Moths - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Cinnabar (*Tyria jacobaeae*).
- Plants - Bluebell (*Hyacinthoides non-scripta*)

Site Visit

Lee Gregory from Ecological Services attended site on the 29th October 2025 to assess the potential ecological impacts of the proposed works. The site visit was completed during late October which is outside of the optimal timeframe for undertaking such surveys. However it was still possible to draw broad conclusions to the habitats present within the development site boundary. Photographs of the site can be found in Appendix 2 and a habitat map in Appendix 3. **This report concentrates on the land within the proposed development site boundary only.**

Plough House is accessed off a compacted **earth track** which heads west off Druidstone Road and services a small group of residential and farm buildings. An automated large double gate enters the site to the north of the track approximately 20m to the west of Druidstone Road. Either side of the entrance gate is a section of **stone and mortar wall** which is in good condition with no gaps in the masonry.

Plough House is a large two storey detached residential **building** which sits just off centre to the west within the site and to the west of a large circular **granite chip hardstanding**

turning circle. In addition to the residential property there is an attached single storey extension and adjoined double garage to the east of the house. The buildings have already been subject to bat activity survey work and an assessment for bat roosting use was not undertaken. A potential nesting bird check was undertaken of the building during the site visit, two potential holes suitable for nesting birds were found with a missing vent in the soffit by the south east corner of the building and a slipped vertical cladding tile on the western elevation close to the northernmost upstairs window. A single bird dropping was present immediately below the slipped vertical cladding tile and may already potentially have been used as a nesting site. A lone approximate 5m tall Copper Beech (*Fagus sylvatica f.purpurea*) **tree** is located close to the eastern elevation of the double garage.

The whole site slopes very gently to the west. On the north, west and southern aspects of the house is a raised area of **concrete slab paving** with steps down to garden level on the west elevation. Occasional plant species growing from the gaps in the concrete slab paving include; Bittercress sp. (*Cardamine sp.*), Columbine sp. (*Aquilegia sp.*), Creeping Buttercup (*Ranunculus repens*), Creeping Thistle (*Cirsium arvense*), Feverfew (*Tanacetum parthenium*), Fleabane sp. (*Erigeron sp.*), Forget-me-not sp. (*Myosotis sp.*), Herb Robert (*Geranium robertianum*), Smooth Sow Thistle (*Sonchus oleraceus*) and Willowherb sp. (*Epilobium sp.*).

The eastern site boundary is a **post and rail fence** along the west side of Druidstone Road behind which grows an approximate 15m tall **tree line** (T1). Below the tree line is planted a mixture of native and ornamental shrub. The ornamental shrub planting widens at the southern end of the tree line and curves round the south east corner of the site to meet the east side of the entrance gate. Tree and shrub species recorded from tree line include; Aspen (*Populus tremuloides*), Barberry Sp. (*Berberis sp.*), Bay (*Laurus nobilis*), Beech (*Fagus sylvatica*), Birch sp. (*Betula sp.*), Buddleia (*Buddleia davidii*), Dog-rose (*Rosa canina agg.*), Cherry Laurel (*Prunus laurocerasus*), Cotoneaster sp. (*Cotoneaster sp.*), Elder (*Sambucus nigra*), Evergreen Spindle (*Euonymus japonicus*), Hazel (*Corylus avellana*), Himalayan Honeysuckle (*Leycesteria formosa*), Honeysuckle (*Lonicera periclymenum*), Japanese Laurel (*Acuba japonica*), Norway Maple (*Acer platanoides*), Rowan (*Sorbus aucuparia*), Scot's Pine (*Pinus sylvestris*), Spindle (*Euonymus europaeus*), Variegated Holly (*Ilex aquifolium f.albomarginata*) and several unidentified ornamental shrub species. An understory of Currant sp. (*Ribes sp.*), Cyclamen sp. (*Cyclamen sp.*), Hellebore sp. (*Helleborus sp.*), Periwinkle sp. (*Vinca sp.*), Spurge sp. (*Euphorbia sp.*), Stinking Iris (*Iris foetidissima*) and Variegated Yellow Archangel (*Lamium gaelobdolon subsp. argentatum*) are growing under the shade of the southern end of the eastern tree line.

The southern site boundary is again a **post and rail fence** with a **tree line** (T2) running inside of the fence to the west of the entrance gate. The eastern approximate half of the tree line is a mixture of native and ornamental trees and widens into **tree planting** to the

west of the gate. The western approximate half of the tree line is a mixture of Scot's Pines and Cypress (*Cupressus sp.*) tree species growing in a single line, below which grows the occasional Aspen sapling and Ivy along some sections of the fence. Tree species recorded from the approximate eastern half of the southern site boundary tree line include; Ash (*Fraxinus excelsior*), Barberry sp, Beech, Black Bryony (*Dioscorea communis*), Goat Willow (*Salix caprea*), Hawthorn (*Crataegus monogyna*), Holly (*Ilex aquifolium*), Japanese Maple (*Acer palmatum*), Norway Maple, Pine sp. (*Pinus sp.*), Rowan, Smoke Tree (*Cotinus coggygria*), Sycamore (*Acer pseudoplatanus*), Variegated Holly and Viburnum sp. (*Viburnum sp.*). An understory of Ivy, Nettles and Wood Avens (*Geum urbanum*) are growing under the shade of the eastern end of the southern tree group. A small mature area of **tree planting** is present in the south west corner of the site and includes 1x Aspen, 1x Beech and 4x Silver Birch (*Betula pendula*) trees.

The western and northern site boundaries are again **post and rail fences**, along both boundaries grow the occasional Aspen sapling and narrow strip of low growing nettles. Attached all round the lower half of the site fence boundaries and gate is a continuous strip of **small mesh chicken wire**.

In the north west corner of the site is a partly paved overgrown area of **ornamental planting** and **tall ruderal vegetation** in the centre of which is placed a large raised circular limestone trough. Plant species recorded in the north west corner include; Ash sapling, Buddleia, Cock's-foot (*Dactylis glomerata*), Creeping Thistle, Elder, False Oat-grass (*Arrhenatherum elatius*), Forget-me-not sp., Garden Ladies Mantle (*Alchemilla mollis*), Hazel sapling, Herb Robert, Himalayan Honeysuckle, Hogweed, Hydrangea sp. (*Hydrangea sp.*), Ivy, Lavender (*Lavendula angustifolia*), Marjoram (*Origanum majorana*), Nettle, Pampas Grass (*Cortaderia selloana*), Perforate St John's-wort (*Hypericum perforatum*), Ragwort (*Jacobaea vulgaris*), Rose sp. (*Rosa sp.*), Smock sp. (*Cardimine sp.*), Soft Shield-fern (*Polystichum setiferum*), Willow-leaved Pear (*Cyrus salicifolia*) and Yorkshire Fog (*Holcus lanatus*).

Around the western and southern edge of the raised paved area is another strip of **ornamental planting** with a few native species mixed in including the following species; Bay, Bramble, Hazel, Himalayan Honeysuckle, Honeysuckle, Hydrangea, Ivy, Lemon Balm (*Melissa officinalis*), Rose sp., Shrubby Cinquefoil (*Dasiphora fruticosa*), Soft Shield Fern and Water Jasmine (*Wrightia religiosa*).

The large **granite chipping hardstanding** circular turning circle and parking area to the east of the house had a **species rich short perennial vegetation** growing through the chippings including; Annual Meadow-grass (*Poa annua*), Barren Strawberry (*Waldsteinia fragaroides*), Bittercress sp. (*Cardimine sp.*), Broad-leaved Willowherb (*Epilobium montanum*), Columbine, Common Mouse-ear (*Cerastium fontanum*), Creeping Buttercup, Creeping Thistle, Daisy (*Bellis perennis*), Dandelion, Dock sp., Dove's-foot Crane's-bill (*Geranium molle*), False Brome (*Brachypodium sylvaticum*), Forget-me-not sp., Fleabane

sp., Garden Lobelia (*Lobelia erinus*), Greater Plantain (*Plantago major*), Groundsel (*Senecio vulgaris*), Grey Field Speedwell (*Veronica polita*), Herb Robert, Lemon Balm, Lesser Swinecress (*Lepidium coronopus*), Lesser Trefoil (*Trifolium dubium*), Mayweed sp. (*Matricaria* sp.), Procumbent Pearlwort (*Sagina procumbens*), Ragwort, Red Dead-nettle (*Lamium purpurea*), Scarlet Pimpernel (*Anagalis arvensis*), Selfheal (*Prunella vulgaris*), Shepherd's Purse (*Capsella bursa-pastoris*), Smooth Sow-thistle, Spurge sp., Stinking Hellebore (*Helleborus foetidus*), Violet sp. (*Viola* sp.) and Wood Avens.

The remainder of the site is closely mown **species poor semi-improved grassland** lawn with the following species recorded within the short sward; Cat's-ear (*Hypochaeris radicata*), Common Mouse-ear, Common Sorrel (*Rumex acetosa*), Cow Parsley, Creeping Buttercup, Cuckooflower (*Cardamine pratensis*), Curled Dock (*Rumex crispus*), Daisy, Germander Speedwell (*Veronica chamaedrys*), Greater Plantain, Groundsel, Fleabane sp., Ground Ivy, Ragwort, Selfheal, Slender Speedwell (*Veronica filiformis*), Smooth Sow-thistle, Spear Thistle (*Cirsium vulgare*), Thyme-leaved Speedwell (*Veronica serpyllifolia*), White Clover (*Trifolium repens*) and Yarrow (*Achillea millefolium*).

No mammal runs were observed through the vegetation such as those characteristic of regular Badger runs, it was thought the presence of Badger on site was unlikely due to the site being completely fenced.

Coal Tit (*Parus ater*), Long-tailed Tit (*Aegithalos caudatus*), Magpie (*Pica pica*), Pied Wagtail (*Motacilla alba*), Robin (*Erithacus rubecula*) and Wren (*Troglodytes troglodytes*) were noted foraging within the garden. Buzzard (*Buteo buteo*) and Siskin (*Spinus spinus*) were observed flying over the site.

Red Admiral (*Vanessa atalanta*) butterfly was also noted flying through the site.

Legislation

Birds

All breeding birds are protected under schedule 1 of the Wildlife and Countryside Act (1981) as amended. Under this Act it is an offence to:

- 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.

Enhanced protection is afforded to species listed on Schedule 1 of the Act, this additional protection makes it an offence to:

- 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.

Bats

All British bats are a European protected species and are protected under the Conservation of Habitats and Species Regulations 2017. In summary, they are protected from:

- Deliberate capture, killing and injuring,
- Deliberate disturbance of a breeding site or resting place,
- Damage or destruction of a breeding site or resting place.

Schedule 5 of The Wildlife and Countryside Act (1981) also protects all species of British bat and their roosting locations. British bats are protected from intentional or reckless disturbance and or obstruction of their roosting places. Barbastelle Bat (*Barbastella barbastellus*), Bechstein Bat (*Myotis bechsteinii*), Noctule Bat (*Nyctalus noctula*), Brown Long-eared Bat (*Plecotus auritis*), Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Greater Horseshoe Bat (*Rhinolophus ferrumequinum*) and Lesser Horseshoe Bats (*Rhinolophus hipposideros*) are also listed in section 7 of the Environment (Wales) Act 2016 which makes them a key species to sustain and improve biodiversity.

Dormouse

The Dormouse (*Muscardinus avellanarius*) is a European protected species and is protected under the Conservation of Habitats and Species Regulations 2017. In summary, they are protected from:

- Deliberate capture, killing and injuring,
- Deliberate disturbance of a breeding site or resting place,
- Damage or destruction of a breeding site or resting place.

Dormouse is listed on schedule 5 of The Wildlife & Countryside Act 1981 which protects them from intentional or reckless disturbance or obstruction when using a structure or place for shelter and / or protection. It is also an offence to sell, offer or expose for sale a native dormouse. Dormouse is listed in section 7 of the Environment (Wales) Act 2016 which makes them a key species to sustain and improve biodiversity.

Reptiles & Amphibians

Reptiles such as Slow Worm (*Angus fragilis*), Common Lizard (*Zootoca vivipara*), Adder (*Vipera berus*) and Grass Snake (*Natrix natrix*) are protected under the Wildlife and Countryside Act 1981 (as amended) from killing injury and sale. All four common reptiles are also listed as 'Section 7' species in Wales. In Wales Sand Lizard (*Lacerta agilis*), Smooth Snake (*Coronella austriaca*), Adder, Grass Snake, Slow Worm and Common Lizard are listed in section 7 of the Environment (Wales) Act 2016 which makes them a key species to sustain and improve biodiversity.

The four widespread species of amphibian i.e. the Smooth Newt (*Lissotriton vulgaris*), Palmate Newts (*Lissotriton helveticus*), Common Frog (*Rana temporaria*) and Common Toad (*Bufo bufo*), are protected under the Wildlife and Countryside Act 1981 (as amended) by Section 9(5) of the Wildlife and Countryside Act 1981. This section prohibits sale of these species. Common Toad is listed in section 6 of The Environment (Wales) Act 2016.

Potential Development Impacts

Detailed development proposals are not available at present. It is assumed that immediate grounds around the house will be subject to disturbance during construction and that some areas may be lost to the new property foot print and garden layout.

- Hedgerow is a section 7 habitat of importance for protection under The Environment (Wales) Act 2016. Therefore any impacts to hedgerow must be avoided. If impacts are unavoidable, hedgerow translocation and or replacement hedgerow planting must be provided.
- The trees around the site boundary were subjected to a cursory ground level assessment during the site assessment visit for the potential presence of roosting bats. The optimum time for such surveys is during the winter months when trees have lost their foliage. Should any tree be considered likely to have above low potential for roosting use, further detailed survey work will be recommended following the ground based visual assessment methodology provided in the BCT Survey Guidelines 2023 (4th Ed). **No trees on site were of an age or type to have visible gaps or cracks suitable for use by roosting bats.**
- Any additional external lighting, may impact on nocturnal species, such as bats and invertebrates using the site for feeding and commuting. Light spill from glazing and or security lighting could cause disturbance to such species.
- Numerous Dormouse records are available along the M4 and A48 corridor north and south of site. The eastern and southern boundary hedgerow/tree line habitats appears suitable for Dormouse use, there is good habitat connectivity along the

hedgerows via roadsides and field boundaries in the area. Dormouse surveys are not recommended in this instance. It is suggested that the potential presence of Dormouse within the site boundary is assumed and precautionary measures adopted for any habitat clearance works.

- The tree lines, trees, hedgerows, ornamental shrub and holes within the house within the site boundaries are considered likely to be suitable for use by nesting birds. Any vegetation removal or building work immediately adjacent to such features has potential to disturb nesting birds during the bird nesting season of March to August inclusive. All wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). Removal of this vegetation has likely resulted in the loss of nesting habitat.
- There was no evidence of mammal paths through the site noted during the site visit. The site boundaries are either fenced or walled. There are four records of Badger within the 1km data search area with three of the records being road mortalities along the A48(M) motorway. The fourth record is for field signs including an old latrine and some evidence of foraging located approximately 968m away to the south east dated 2014. It is though unlikely that Hedgehog and Badger regularly use the site either for foraging and commuting due to the site being fenced, however this cannot be fully ruled out as both species are proficient climbers.
- The semi-improved grassland/tree/hedgerow interface within the site boundary have potential to support low numbers of reptiles during the summer months and for hibernation. **The clearance of vegetation to facilitate the proposed development has the potential to impact on common reptile species such as Common Lizard and Slow Worm.** The site has very well maintained gardens with no wild areas and unlikely to support a reptile population during the summer months. Whilst reptile surveys are not recommended in this instance, it is recommended that a precautionary approach to work going forward is adopted.
- Amphibians could use the site during the terrestrial stage of their life, however the site is quite isolated from known areas of suitable standing water so numbers will likely be very small if any are present at all. Care will need to be taken during the demolition and construction stage of the build and any amphibians found will need to be relocated to a safe location.

Biodiversity Enhancements & Green Infrastructure Considerations

Chapter 6 of Planning Policy Wales (version 12), paragraph 6.2.5 requires Green Infrastructure considerations to be included with all planning applications. Development

proposals must detail how green infrastructure considerations which are proportionate to the scale and nature of the plans are being provided.

Green infrastructure features currently found within the site boundary include; species-poor semi-improved grassland, tree lines, trees, hedgerow, ornamental shrub, short perennial vegetation, tall ruderal vegetation, stone walls, and buildings. Plough House and the cluster of buildings to the south west is surrounded by arable crop land, however tree line and hedgerow habitat connectivity to the wider landscape.

Detailed plans for the development were not available at the time of the survey, however it is considered likely that a large amount of habitats on site will be retained during development. The outline plans include the demolishing and rebuilding of the residential buildings on site which sit within species poor semi-improved grassland. Direct habitat loss implications within the development site can be limited if compensatory planting can be incorporated within the site plans.

The proposals should seek to create habitat as part of the development proposals to improve the current quality of green infrastructure and overall biodiversity value within the site. Development plans could seek to create additional native species hedgerow planting along the western and northern site boundaries. The plans will also provide additional bird and bat boxes and roosts within the new building, providing additional habitat for such species not currently found on the site.

Planning Policy Wales - Trees and Planning in Wales (January 2024 update) advises that compensatory planting for trees lost should be sought at a ratio of **3 for 1**. Compensatory planting must be equivalent to the quality, environmental and of ecological importance of the tree(s) lost - this must be preferably onsite or immediately adjacent to the site. It is hoped that hedgerow and tree loss will be kept to a minimum. Any hedgerow or trees to be lost to the development will require compensatory planting. Planting locations and numbers should be shown on proposed site plans.

Conclusions and Recommendations

It is proposed to demolish a current detached residential property with attached outbuildings and to rebuild a new detached house in the large garden space of Plough House. Given the potential impacts of the proposed development the below mitigation measures are proposed:

- Bat roosting use of Plough House by small numbers of Brown Long-eared, Common and Soprano Pipistrelle bats has been confirmed. Detailed mitigation, compensation and enhancement measures for bats will be provided in the separate bat survey report by Ecological Services Ltd.

- All lighting must meet recommendations in the BCT Guidance Note 08/23 Bats and Artificial Lighting at Night <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released> . It will be important to prevent light spill along the periphery of the site, in particular the broad-leaved woodland to the north east of the site boundary.
- Any external lighting required as part of the development proposals will be focused / directional lighting which is hooded or cowled to prevent light spill. The external lighting will be placed on a timer and motion activated. Sensitive lighting will reduce any negative impacts to nocturnal wildlife which use the area. This is particularly important for foraging bats that are likely to use the site.
- The loss of any tree or hedgerow planting within the site boundary will require compensatory woody planting. At least 3 trees must be provided for every tree lost and at least 2m of native hedgerow planting should be provided for every 1m of hedgerow planting lost.
- It is thought likely that no hedgerow removal is proposed as part of this planning application. However if any future works affect the hedgerow on site, hedgerow removal must be undertaken following a Dormouse Method Statement. The hedgerow will need to be removed in stages at an appropriate time of year under the direct supervision of a Dormouse licensed ecologist. If at any point Dormouse are found, all work must cease and advice be sought from Natural Resources Wales (NRW). This advice may entail that work cannot recommence until a development licence from NRW is sought.
- The tree lines, trees, hedgerows, ornamental shrub and holes within the house within the site boundary have the potential to be used by nesting birds. Any woody vegetation removal and demolition works must be completed outside of the bird nesting season of March to August inclusive. If this is not achievable, an ecologist must inspect any hedgerow, trees, and building with the potential for birds to be present for active birds' nests prior to the start of works. If an active nest is identified, a buffer zone of at least 5m around the nest must be observed until the chicks have fledged. Only then can the vegetation be removed. Greater buffer zones around nests may be required depending on the species and habitat the nest is within.
- A root protection zone (RPZ) must be implemented around any retained trees which lie adjacent to or within the boundary of the proposed development site. British Standard BS 5837, *Trees in relation to design, demolition and construction - Recommendations* will be followed. Measures will include clear marking of the RPZ to guarantee no machinery is used or digging carried out in that area. This will ensure that there is no detrimental impact to the trees and the flora or fauna they supports.

- All excavations within the site will be securely covered over if left unattended. Any excavations that have a depth in excess of 0.5m and that are left open overnight will have a means of escape left for any mammals (e.g. hedgehog) that may fall into them. A wooden board or equivalent will be left from the bottom to the top of the hole at an angle no steeper than 45°. This will allow any mammal to escape and avoid increased stress from being trapped.
- The height of the vegetation on site is already cut low, if the vegetation is left to regrow the following vegetation clearance instructions must be followed. Vegetation clearance must be undertaken in two stages as below and during the summer months of April to September inclusive to ensure reptiles are active. Alternatively, the first stage cut can be undertaken September - February to avoid bird nesting season. The second stage cut being undertaken April - September when reptiles are known to be active.
 - **First Stage Cut** - All vegetation including scrub, grasses and flowers are to be cut no shorter than 150mm. Once the cuttings have been collected and removed from site the site must then be left for 24hrs.
 - **Second Stage Cut** - Once all steps within the first stage cut have been undertaken the remaining vegetation can be cut to 50mm high or shorter. Cutting will look to push any resident reptiles south into adjacent habitats beyond the site boundary to the east. All cuttings must be collected and removed from site.
 - The machinery to be used for cutting vegetation depends on the ground conditions and contractors. Owing to the small area of the site still to be cleared ideally hand held trimmers and or brush cutters may be suitable and the tailings hand raked and removed from site.
- Reptiles have the potential to use tree and hedgerow roots and the small sections of dry stone walling for hibernation purposes. Should these features be affected by the proposals, they must be removed between April and October when reptiles are active.

The Environment Act (Wales) 2016 places a duty on competent authorities such as Cardiff City Council to conserve and enhance biodiversity. The below bullet points are some simple measures that could be achieved to enhance the biodiversity of the site. It is recommended at least 2 of the below measures are implemented:

- Supplementary native species hedgerow planting could be undertaken along the western, and northern site boundaries to strengthen these features and aid establishment of hedgerow. A management plan will be required to ensure any new planting is managed, any failed planting will require replacement during the next

available planting season. Weeding and watering of the newly planted hedgerows and trees may also be required.

- Once hedgerow planting has established, the hedgerow along the western, and northern site boundaries will be managed to benefit wildlife. The aim of the management will be to create a dense 'A' shaped structure between 1.5-2m in height. Hedgerow will be cut once every two years between the months of November and February only. Hedgerow habitat will be laid once every 10 years. This will help maintain the dense structure and prevent the hedgerow from becoming leggy.
- 1x Schwegler 1SP Sparrow Terrace, built integral into the brickwork work of the building. Integrated bird boxes should be located as high as possible on the building and avoid south facing elevations to prevent overheating. Care must be taken not to obstruct the entrance holes.
- 1x Vivara Pro Seville 32mm Woodstone Bird Nest Box, built integral into the brickwork work of the building. Integrated bird boxes should be located as high as possible on the building and avoid south facing elevations to prevent overheating. Care must be taken not to obstruct the entrance holes.
- Gaps can be cut into any fencing present around the site to allow the movement of reptiles and small mammals across the area. 13cm x 13cm gaps will be cut every 3m along the fence line which encompasses the site boundaries.
- The use of native species within the soft landscaping works on the site. Suitable long term management of areas of soft landscaping will also ensure that these spaces are useful to wildlife.

Examples of suitable bat and bird boxes can be found in Appendix 4. These are available from a number of suppliers and It is recommended that these are ordering well in advance before they are to be installed as they regularly go out of stock. If any of the above products are not available, then further advice must be sought from a suitably qualified ecologist regarding a suitable replacement product.

Best Wishes

Lee Gregory
Ecologist
Ecological Services Ltd

Signed: Lee Gregory Date: November 2025

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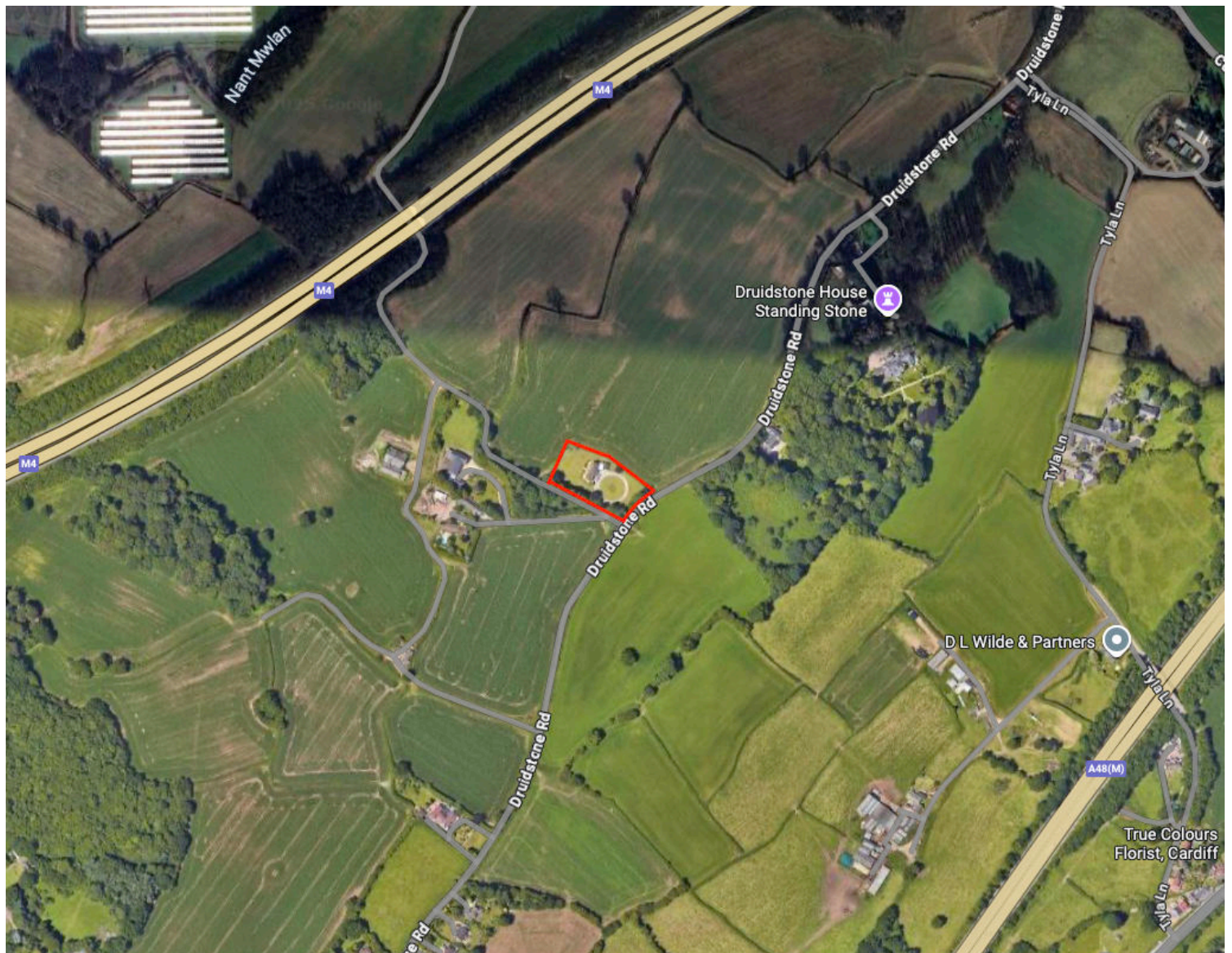
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Appendix 1 - Aerial Image of Development Site



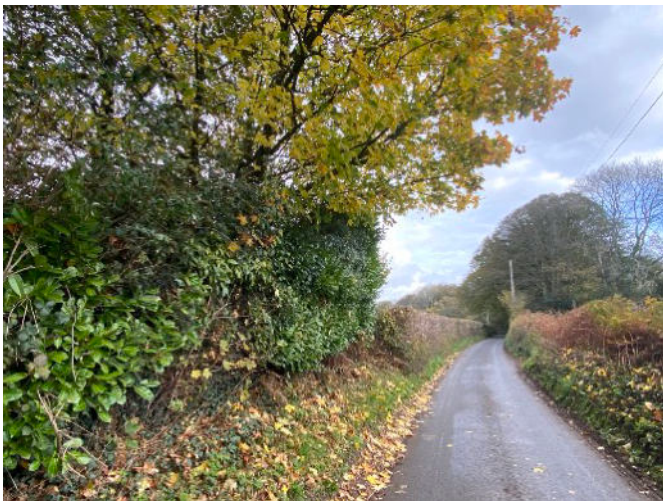
Appendix 2 - Site Photographs



Track leading west off Druidstone Road for Plough House and adjacent properties to SW



Eastern site boundary tree line/hedgerow, viewing north



Eastern site boundary tree line/hedgerow, viewing north with hedgerows extending north



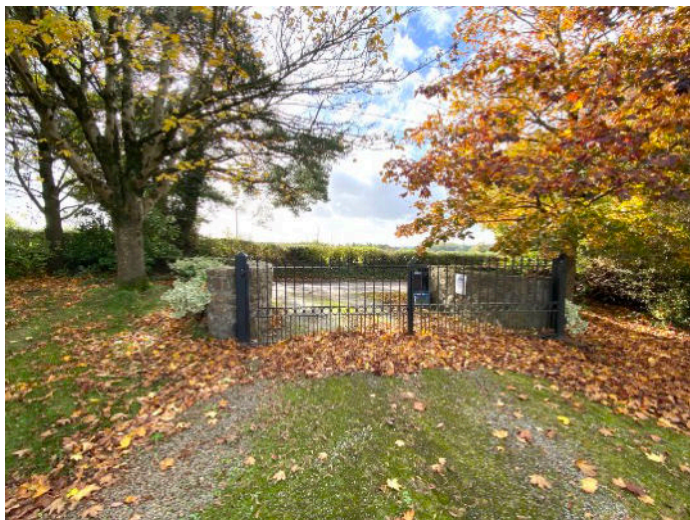
Southern site boundary stone and mortar wall to the east of the entrance gate



Southern site boundary stone and mortar wall and tree line to the west of the entrance gate



Western end of the southern boundary tree line with Pine and Cypress species



Double metal automated entrance gates, viewing south from inside of the site



Eastern Boundary tree line, viewing north east



Granite chipping turning circle with short perennial vegetation growing through, viewing



Close mown species poor semi-improved grassland, viewing west from eastern boundary



Northern boundary post and rail fence with occasional Aspen saplings



Northern boundary post and rail fence, viewing west



North west corner of the site, partly paved with ornamental planting and tall ruderal vegetation



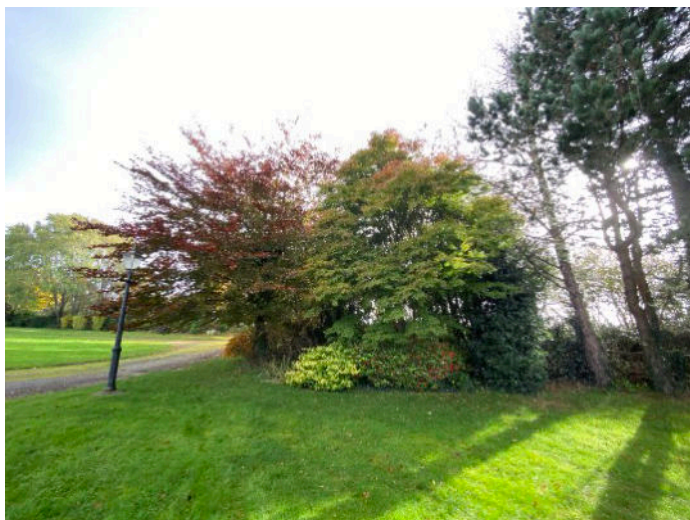
Western boundary post and rail fence with Aspen saplings



Small tree group in the south west corner of the site at the western end of the southern boundary



Southern site tree line boundary, viewing east



Tree group to the west of the entrance gate



Close mown species poor semi-improved grassland to the west of Plough House



View east towards Plough House from western site boundary



Ornamental planting and raised paving area to the west of Plough House



Aerial photo of Plough House and adjoining buildings viewing west



Low Box planting around paved area sitting central within turning circle



Missing vent in soffit in south east corner of Plough House



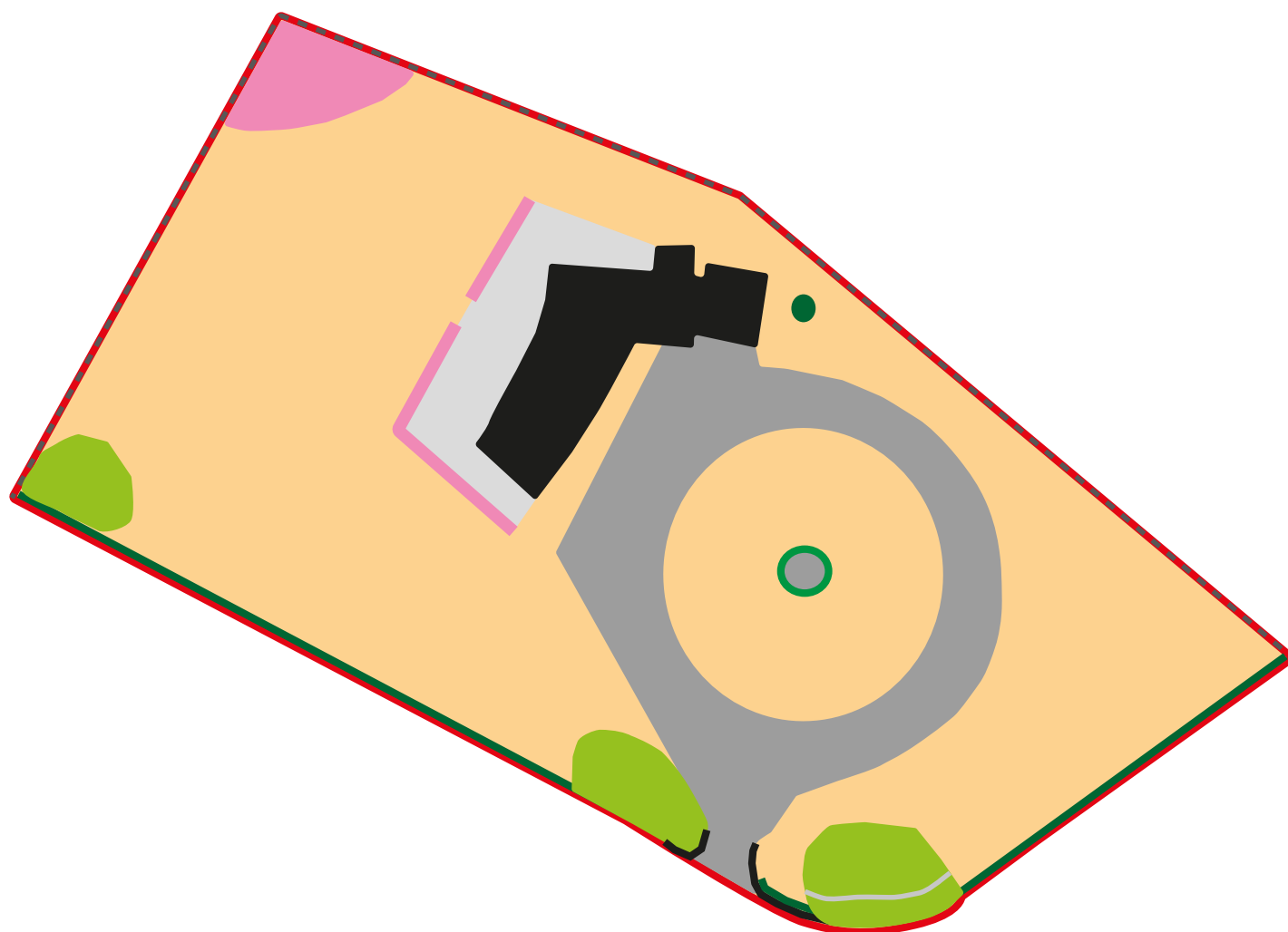
Slipped vertical cladding tile with bird dropping below

Appendix 3 – Habitat Map

PLOUGH HOUSE, DRUIDSTONE
ROAD, CEFN MABLEY

Habitat Map

October 2025



	Concrete Paving		Building
	Tree Planting		Box Shrub Planting
	Ornamental Planting		Site Boundary
	Semi Improved Grassland		Post & Rail Fence
	Granite Chip Hardstanding		Stone Wall
	Tree		Tree Line



Appendix 4 - Examples of Bird and Bat Boxes



**VIVARA PRO SEVILLE 32MM
WOODSTONE NEST BOX**



SCHWEGLER 1SP SPARROW TERRACE BOX



**VIVARA PRO BUILD-IN
WOODSTONE BAT BOX**