

Biodiversity Statement – Site of Tudno Castle Hotel, Mostyn Broadway, Llandudno 0444/78.

This statement has been prepared in support of an application to make minor internal and external amendments to the approved scheme to provide additional hotel bedrooms and to adjust the configuration and type of space provided.

Background

Brooks Ecological has been involved with this Site since August 2016. When we carried out bat emergence surveys to inform a planning application to demolish the original Tudno Castle hotel building and the re-develop the Site.

Our surveys followed up on a recommendation made by Neil Taylor (Consultant Ecologist) in 2014 based on a phase 1 survey of the Site. This survey found the Tudno Castle building to support a wide range of potential roost sites.

3 bat surveys carried out in 2016 confirmed the likely absence of bat roosts from the building and only low levels of activity (foraging / commuting) by common species of bat.

These findings were presented in our report R-2696-01 (October 2016), where a Method Statement was also provided detailing the location and specification of bat roosts to be provided.

Brooks Ecological has also provided advice on nesting bird issues during the development process.

Current Situation

The former Tudno Castle Hotel was demolished and redevelopment of the site commenced in 2018 under planning permission reference 0/44478. At the time of writing this report in October 2020 the development is substantially complete. The listed façade of the building has been recreated and new roosting features have been incorporated into the façade in accordance with Condition 8 of planning permission 0444/78.

- 8 The development shall only proceed in accordance with the approved scheme to mitigate the impacts of the development upon bats, approved under condition 10 of the planning permission granted under code reference 0/40758 (discharge of condition application reference 0/43392). The approved scheme and mitigation measures shall thereafter be retained:
- Method Statement (Scheme) contained in Bat Emergence Survey (Report Reference: R-2696-01, dated October 2016).

REASON: To mitigate the impact of the development on bat roosts and to comply with advice in Planning Policy Wales and TAN 5.

Figure 1 Tudno Castle 2020



Conclusion

The current application seeks to vary the proposed uses and layout on the building internally.

The proposed amendments/ scheme have no impact on the measures previously agreed and implemented in relation to biodiversity, and we would not consider any further update of ecological surveys or assessment necessary.