

# **Planning and The Conservation (Natural Habitats etc ) Regulations 1994 (SI 1994 / 2716)**



Llywodraeth Cynulliad Cymru  
Welsh Assembly Government

Adran yr Amgylchedd, Cynllunio a Cefn Gwlad  
Department for Environment, Planning and Countryside

Chief Planning Officers  
County Councils and National  
Parks in Wales

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Dear Colleague

## **Planning and The Conservation (Natural Habitats etc ) Regulations 1994 (SI 1994 / 2716).**

The Assembly is committed to ensuring that designated sites and species of nature conservation importance are protected from damage and deterioration, with their important features conserved by appropriate management. This letter seeks to remind you of the requirements of the above regulations when considering development proposals which come before you through the planning system.

The condition reads:

"Where any species listed under Schedules 2 or 4 of The Conservation(Natural Habitats,&c.) Regulations 1994 is present on the site [or other identified part] in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the local planning authority."

While the condition does not afford protection where planning permission has already been granted, it is essential that you attach it as appropriate when granting new planning permissions to ensure that animal and plant species which come within the terms of the Regulations are effectively protected.

Your ecologist or LAP Officer should be able to advise you as to when such a condition should be attached.

If you wish to clarify or discuss the contents of this letter please contact Jeff Spear on 029 2082 3714.