

INTERNAL MEMORANDUM

To: Huw Roberts
From: Matt Davies Ecologist
Ext: 5278
Memo number: 7
Date: 18/11/2020

P/20/0199 | RESIDENTIAL DEVELOPMENT CONSISTING OF THE CONVERSION AND EXTENSION TO A LISTED BUILDING TO CREATE 7 APARTMENTS AND A DWELLING, CONSTRUCTION OF 62 DWELLINGS (INCLUDING 31 AFFORDABLE UNITS), THE DEMOLITION OF EXISTING BUILDINGS, LANDSCAPING, RE-PROFILING OF LAND, ALTERATIONS TO THE EXISTING ACCESS AND OTHER ASSOCIATED WORKS | FORMER ST TYDFILS HOSPITAL UPPER THOMAS STREET MERTHYR TYDFIL CF47 0SJ

Following on from Memo #6 (dated 10th November 2020) – see table overleaf:

Column 1 (= Column 5 from Memo #6)

Column 2: comments (in bold) following the submission of amended documents:

- Bat survey report_v2.2. St Tydfil's Hospital, Merthyr Tydfil. David Clements Ecology Ltd. November 2020.
- A117920 LA.100-103 & LEMP.200[B].dwg 11 November 2020
- 2447-00(03)101 Rev C. Proposed Site Layout, dated 11 November 2020.

Recommendation	1 (=5)	2
	Comments	Comments
5.1 Ecological Enrichment	The LEMP still does not provide information regarding planting for the amenity (and garden) grassland areas. As referred to previously, I would recommend the following grass mix (or similar) is used: https://wildseed.co.uk/mixtures/view/56 The Proposed Site Layout Plan and the LEMP should match in terms of the ecological features. Both should include the proposed bat boxes, bird boxes, horseshoe bat hibernaculum, hedgehog passes and reptile hibernacula). NB, currently the positions of the bat boxes detailed within the LEMP do not match the positions of those detailed within the Proposed Site Layout plan. The positioning of the ecological features in both plans/drawings should match.	The LEMP now does include the specified details of the requested grass seed mix for the amenity areas, but this should also be specified for the garden grassland areas - see previous comment, Column 1 (=5). The Proposed Site Layout Plan and the LEMP have been amended and now largely match, however, the Proposed Site Layout Plan does still not include the reptile hibernacula positions.

5.3 Bats	As mentioned above, both the Proposed Site Layout Plan and the LEMP should match in terms of ecological features. Both should include the proposed bat boxes, bird boxes, horseshoe bat hibernaculum, hedgehog passes and reptile hibernacula). One or other of these plans should be included within the Bat Report. There is an issue with the horseshoe hibernaculum. In the latest bat report it states that this feature is to be 'sunk 1-2m into the ground' (para 5.1.7, page 16). Appendix 6 shows the plans for a 'cool tower' - this is designed to be built within a building and is not suitable to be buried. Either a small structure needs to be built to house the cool tower or a more extensive underground feature needs to be defined as detailed in the 'Lesser Horseshoe Bat Conservation Handbook' pages 74-77 (The Vincent Wildlife Trust 2008). I would suggest constructing a small structure would be the most straightforward solution. DCE need to be reconsulted to provide an alternative plan with full detailed included within their report. This should be fairly straightforward to achieve and should not hold up the planning process significantly. Further bat and bird boxes (as requested in my e-mail dated 19.10.20) to the planning case officer) are still desirable. The planning case officer (Huw Roberts) has stated that the lighting plan (as referred to in Column 4) will be conditioned. The compliance check is now referred to within the Bat Report.	As referred to above: <i>The LEMP now does include the specified details of the grass seed mix for the amenity areas, but this should also be specified for the garden grassland areas - see previous comment, Column 1 (=5).</i> The Bat Survey report now has further details regarding the lesser horseshoe hibernaculum (para 5.1.7, page 16). A drawing detailing this structure (including elevations and showing the cool tower within) needs to be submitted and included (or referred to) within the Bat Survey report.
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