

Condition 6

Bearing in mind the changes that have been made Document 2 – latest, Revision D, July 2025, are any corresponding amendments required to Document 3? If so, has the commissioned ecologist and author of Document 3 been consulted to make these amendments? [Yes, updated landscaping plan has been discussed with commissioned ecologist.](#)

Page 65, Appendix 1 – the drawing shown here will be amended in line with the comments in the section below for Condition 10. [Revised report dated 2nd September attached with updated drawing.](#)

Page 69, Appendix 2 shows an integrated swift box. However, this has been installed in portrait orientation when these boxes are designed to be installed in landscape orientation. A different picture should be used to avoid boxes being installed incorrectly. [Revised report dated 2nd September attached with updated installation instructions.](#)

Document 3 states that swift boxes should be erected above 3m. Please amend this to at least 5m. NB Document 9 also states 3m for swift boxes – this document must also be amended to state at least 5m. [Revised report attached dated 2nd of September 25.](#)

Condition 10

An update to Document 4 (Street lighting design at Dragon Park, Merthyr Tydfil) is required in line with the latest version of the scheme (as shown in Documents 5, 6 and 7). [Revised report attached dated 3rd September 2025.](#)

For the amended Documents 5, 6 and 7, please can the contours be shown down to 0.2 lux to allow direct and easy comparisons with the previous versions of the plans? Currently the contours stop at 0.5 lux. [Updated drawings attached.](#)

Document 8 consists of a series of elevation drawings including highlighted suitable areas for integrated bird and bat box installation. The drawings must specify that the boxes are to be of an integrated design. Please also bear in mind that swift boxes must be erected at a height of at least 5m). NB it is recommended that the eventual, exact positioning of the integrated boxes within the highlighted areas is not directly above windows and doors where possible. [Please see attached updated drawings with additional notes.](#)

A plan must be provided that demonstrates how the proposed lighting relates to any proposed positions for bat and bird boxes, i.e., combining the information from Documents 5 and 9 above into a single plan. The combined document must show that bat and bird boxes are not illuminated and there are dark routes from the boxes to bat and bird commuting routes and foraging sites in the wider environment (e.g., woodland to the west of the site and the river corridor to the east of the site). A brief comparison of Documents 5 and 9 separately, shows there are bat and bird boxes that do not fulfil these criteria – see those circled in red in the plan shown overleaf. [See attached Alder Ecology Report dated 2nd September Page 65, Hammond Ecology Strategy Plan and Alan Tulla Lighting report dated 3rd September Page 8.](#) These confirm proposed plot locations for bird and bat boxes. Final locations will be agreed on site with project ecologist to ensure dark route and installation requirements are met.

It is recommended that the commissioned ecologists at Alder Ecology UK Ltd are consulted and that the proposed positions of the bat and bird boxes within all relevant plans (for example, within Document 3 and Document 9) are revised accordingly. [See attached Alder Ecology](#)

Report dated 2nd September Page 65, Hammond Ecology Strategy Plan and Alan Tulla Lighting report dated 3rd September Page 8. These confirm proposed plot locations for bird and bat boxes. Final locations will be agreed on site with project ecologist to ensure dark route and installation requirements are met.

Proposed dark areas must also remain dark 'during' construction. This must be stated within the revised Document 4. [See attached revised report dated 3rd of September Page 6.](#)

A Central Management System (CMS) should be used to produce light only when and where needed. [See attached revised report dated 3rd of September Page 11.](#)

There must also be a plan for internal lighting to limit light spill through windows (in line with the ILP/BCT guidelines¹ – for example the use of recessed lighting in preference to pendant fittings, strategic positioning of balconies to intercept light spill). Where windows are positioned on elevations opposite areas to be kept dark, for example, at boundaries (in particular over the river to the east) - glazing treatments or baffles will be used to reduce light spill. In addition, there should be restrictive covenants preventing external security lighting on these elevations.

[See attached Hammond Ecology Strategy Plan and Alan Tulla Lighting report dated 3rd September Page 8.](#) Light spill from the identified plots will be discussed and managed with project ecologist to ensure dark routes are maintained.