

INTERNAL MEMORANDUM

To: Caroline Pulley
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 2
Date of previous memo: 04/05/2022
Date: 14/07/2022

SUBJECT: P/22/0104 | Proposed conversion of existing Wesley Chapel into 6 self-contained flats with associated external works including new dormers to the northern and southern elevations | Wesley Methodist Church South Street Dowlais CF48 3DS

Vacant, former Chapel building. Nearby grassland, scrub and woodland habitat.

Documents submitted in support of this application:

1. Bat Survey: Wesley Methodist Church, South Street, Dowlais, Merthyr Tydfil, CF48 3DS. Ecological Services Ltd. V1.0 dated June, 2002.
2. Proposed Elevations Drawing no. LT2116.04.02 Date received 16.06.22
3. Proposed Site Plan Drawing No. LT2116.04.03 Rev A

Comments

Document 1

- o Works to sensitive areas of the building for bats will only take place during the bat maternity season. The results of the survey work point to the likely absence of maternity use. As a precaution, it would be sensible for there to be ecological supervision during works to the aforementioned sensitive areas. Please could the report be amended to reflect this?
- o The integrated bat and bird box enhancements must be fully specified within the report and the amended Document 2 (see next section) either included or referenced. When describing their installation, the report will use 'will' or 'must' rather than 'should' or 'could'. This is required to ensure that planning conditions related to these enhancements can be effectively enforced if required. Please could the report be amended along these lines?
- o The report recommends a lighting plan to demonstrate:
 - a. no direct illumination of bat or bird box features;
 - b. a dark corridor so that the bat box(es) are functional;
 - c. no disturbance to bats feeding in the immediate area (NB it would be useful therefore if the activity of the bats observed during the survey work is marked on a plan and added into Document 1)

The lighting plan is required and likely to require input from both a lighting engineer and the commissioned ecologists. Any lighting that is proposed must demonstrate compliance to the following guidelines:

<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

Document 2

This drawing includes annotations for:

- i. x2 integrated bat box – Ibstock B or similar. This is acceptable. Could a hyperlink be added please (<https://www.nhbs.com/ibstock-enclosed-bat-box-b>)? *The west elevation has a substantial amount of glazing. Is there another, more appropriate, place the bat box on this elevation could be positioned?*
- ii. x1 built in woodstone open nest box. Can the hyperlink be added ([WoodStone Build-in Open Nest Box | NHBS Practical Conservation Equipment](#)). *This box has been positioned on the south elevation. The box should on either the north and east elevation, to avoiding strong sunlight and the wettest winds (unless it is shaded by trees or buildings)*
- iii. x2 external sparrow boxes. These need to be changed to integrated boxes please with spec and hyperlink added. For example:
 - o <http://www.habibat.co.uk/category/bird-boxes/habibat-terraced-sparrow-box> or
 - o <https://www.birdbrickhouses.co.uk/brick-nesting-boxes/nesting-boxes/>.

These boxes have been positioned on the west elevation. The boxes should on either the north and east elevation, to avoiding strong sunlight and the wettest winds (unless it is shaded by trees or buildings)

Other

- o PEA: NB Pre-Application Enquiry Comments requested the following:
'A Preliminary Ecological Appraisal (PEA) of the site as a whole to include a Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite buildings...'

Has PEA been undertaken?

- o LANDSCAPING: Document 3 includes the following references:
 - DENOTES AREAS OF INFORMAL PLANTING / LANDSCAPING AREAS, AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE
 - NEW SELECTED LANDSCAPING DESIGN TO EXISTING GREEN AREA
 - EXISTING TREES TO REMAIN

Full details of the landscaping is required. Only native species of local (if not UK provenance) will be used.