

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 2
Date of previous memo: 15/05/2025
Date: 18/08/2025

SUBJECT: P/25/0100 | Conversion of first floor cafe into a flat, erection of second floor rear extension and conversion of enlarged second floor into another flat and other external alterations | 28 Victoria Street Merthyr Tydfil CF47 8BW

DOCUMENT(S) SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. 28 Victoria Street, Twynnyrodyn, Merthyr Tydfil, Merthyr Tydfil CBC, CF47 8BW. A Bat Survey Report prepared by Little Wing Ecology on behalf of Highfield Property Group. Report reference: LT312-BAS-25. Version 1. Dated: 23/07/2025

COMMENTS: *Document 1*

Page 7, Table 3.3 – Question – should the sunset time for the 10th June be 21:30?

Enhancements for bats and birds, as set out on page 9, must be clearly marked on architect plans, drawings and elevations.

Some of the references within the Appendices are out-of-date, for example Planning Policy Wales has now been updated – edition 12 should be the reference.

COMMENTS: *General*

There is no scope on this site for Green Infrastructure and therefore only a scheme of enhancements is possible (covered by the bat and bird box additions).

There will just need to be some information regarding the long-term nature of the enhancements (e.g., they will remain in place in perpetuity), who will be responsible for their management (including replacement boxes if required) and the funding mechanism involved.

Possible planning conditions required

LIGHTING SCHEME

No development shall take place (including ground works, vegetation clearance) until an internal and external Lighting Scheme has been submitted to and approved in writing by the local planning authority. The lighting plan must demonstrate dark zones at the boundaries and across the site. Wildlife boxes must not be illuminated (bat, bird) and there must be dark routes to allow barrier-free access to the boxes. The Lighting Scheme must conform to the latest guidance.

- Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
- Good Practice Guidance: Planning for the Conservation and Enhancement of Dark Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>

PRECAUTIONARY WORKING METHOD STATEMENT (PWMS)¹

¹ NB only required if works are proposed within the hibernation season for bats as set out in Document 1.

No development shall take place (including ground works, vegetation clearance) until a Precautionary Working Method Statement (PWMS) for [hibernating] bats has been submitted to and approved in writing by the Local Planning Authority. The approved PWMS shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority.