

INTERNAL MEMORANDUM

To: Caroline Pulley
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 29/11/2022

SUBJECT: P/22/0290 | Change of use of respite home to 10 affordable housing flats with associated external works including new dormers and a raised walkway | Llysfaen Care Home Maesgarreg Cefn Coed CF48 2NE

Designated sites within 500m of the application site:

- Site of Special Scientific Interest (SSSI) – x1 (Cwm Taf Fechan Woodlands, c.357m from site);
- Local Nature Reserve (LNR) – x1 (Cwm Taf Fechan Woodlands, c.357m from site);
- Sites of Importance for Nature Conservation (SINC) – x7 (closest, Cwm Taf Fawr, c.199m from site);
- Regionally Important Geological Site (RIGS) – x1 (Nant Ffrwyd, c.343m from site);
- Wildlife Trust Reserve (WTR) – x1 (Taf Fechan, c.357m from site);
- Ancient Semi Natural Woodland (ASNW) – x4;
- Restored Ancient Woodland Site (RAWS) - x1;
- Within a Buglife B-Lines Area

Priority and protected species within 500m of the application site:

- Birds (including Schedule 1¹ and Section 7² species);
- Fish (including Section 7² species);
- Invertebrates (including Marsh Fritillary butterfly, c.745m from site, and other Section 7² species);
- Bats (closest roost record for soprano pipistrelle, c.106m from site);
- Otter;
- Badger;
- Hedgehog;
- Reptiles;
- Amphibians (including great crested newt, closest record c.999m from site);
- Vascular plants (including Section 7² species).

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

Documents submitted in support of the above application:

1. Bat Survey: Former Llysfaen Care Home, Pearce's Court, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2NE. Ecological Services Ltd. Version V1.0. Date November 2022.
2. Proposed Site Plan (Lower Level) - 4005 – PEN – ZZ – ZZ – DR – A – 1060 – S4 – P4. Date Sept 2022.
3. Proposed Site Plan (Upper Level) - 4005 – PEN – ZZ – ZZ – DR – A – 1061 – S4 – P3. Date Sept 2022.
4. Tree Survey at Former Llysfaen Care Home, Pearce's Court, Merthyr Tydfil. Treescene Arboricultural Consultants. Date 26/09/2022.
5. Associated Tree Constraints Plan.
6. Boundary Treatments – 4005 – PEN – ZZ – ZZ – DR – A – 3011 – S4 – P1. Date Nov 2022.

COMMENTS

Document 1

NB This document is relevant only to the onsite building and NOT to any onsite trees.

- Report states the majority of onsite grassland and trees will be retained as part of the development, but the tree line to the north of the site will be removed.
- Page 16: '*9.3 The building did not offer significant hibernation potential for bats.*'
- Please can some supportive information for this statement be provided? Pipistrelle bats are known to hibernate in buildings, e.g., in cavity walls.
- As a precautionary measure, works should be undertaken outside of the hibernation season. Please could the report text be amended to reflect this?
- Prior to determination, Bat and bird box locations will be added to the architect's plans as shown on pages 11 and 12.
- These boxes will not be directly illuminated and dark routes must be in place linking the boxes to the wider environment will be provided and marked on an appropriate plan/drawing.
- If external lighting is proposed, this must conform to the following guidelines:
<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

Documents 2 & 3

These drawings show:

- Existing trees to be removed – these will need to be assessed by a suitably qualified and experienced ecologist.
- New trees/hedges/planting – all need to be native species of local (if not Welsh/UK) provenance. A 10 year Landscape Management and Maintenance Plan is needed to cover retained and new onsite vegetation (including lawn areas – see below).
- Some garden habitat that may be laid to lawn to the NE of the building – is this to be seeded with grass mix? If so the following seed mix (or equivalent) will be used:
<https://wildseed.co.uk/product/mixtures/complete-mixtures/special-habitat-mixtures/flowering-lawn-mixture/>

- New fencing will need gaps for movement of hedgehogs across the site. These will need to be shown in Document 6 and on Documents 2 & 3.

Documents 4 and 5

Some trees marked for removal or to have works - these will need to be assessed by a suitably qualified and experienced ecologist.