

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 04/04/2022

SUBJECT: P/22/0078 | Change of use from care home to emergency and temporary supported living accommodation along with a community hub for service support providers. | Marsh House 15 Dynevor Street Georgetown Merthyr Tydfil CF48 1AY

Supported living accommodation building directly adjacent to a wooded river corridor.

Designated sites within 500m of the application site:

- Sites of Importance for Nature Conservation (SINC): x1 (Afon Taf, c.12m);
- Within a Buglife B-Lines Area.

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

- Birds (including Schedule 1¹ species);
- Fish (including Section 7² species);
- Invertebrates (including Section 7² species);
- Bats (closest roost record for unidentified bat species, c.176m from site. Other species recorded include brown long-eared bat, common pipistrelle, lesser horseshoe bat, noctule and soprano pipistrelle);
- Otter;
- Amphibians (including great crested newt, closest record c.176m from site).

Works to the building and possible impacts on protected species

The following statements regarding the works have previously been made:

There are no planned works to the exterior of the building including the roof, fascia boards, barge boards and soffit boxes.

No intention to alter or even enter the roof space. The building will require a new sprinkler system and some additional MEP services but it is the intention to install these to the underside of the existing plasterboard ceiling - which will then be covered with a new suspended ceiling. There should be minimal disruption to the roof void.

No impacts to the existing exterior habitat is anticipated.

Works that could impact bats and nesting birds – based on documentation submitted as part of the above planning application – are set out below:

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

1. *Description of the proposal from application form:*

‘Change of Use: Merthyr Tydfil County Borough Council are seeking to convert the existing ‘Glan Yr Afon’ Residential Care Home, on Dynevor Street, to Emergency and Temporary Supported Living Accommodation - along with Community Hub for service support providers. The majority of the works will be focused on the internal refurbishment/ localised remodelling of the existing building - **with some minor works to the externals/ site.**’

Extract from - Marsh House. Merthyr Tydfil County Borough Council. Planning/Funding Submission. Prepared by Capita Redstart. MSH-CAP-XX-XX-RP-A-000011_P00. Date of issue: 18/03/2022. Revision A. Page 12

‘There are some localised cracked and uplifted slates to the North and West elevations ...’

2. The submitted elevation drawings show the ‘cover’ of the external fire escape will, in effect, block any gaps that may exist in the soffit boxes at this position.

For the reasons stated above – 1. assuming the damaged and lifted slates will need to be repaired and 2. due to the further details now provided regarding the fire escape staircase – the following will be required:

PRA

A Preliminary Roost Assessment (PRA) for bats and nesting birds of the site (undertaken by a suitably qualified and experienced ecologist) is required. This must provide sufficient information for the local planning authority to assess any potential adverse impacts of the proposed development on priority and protected species and/or habitats, or to identify what further information is required before a full assessment is possible.

The results of the PRA will be used to inform whether further surveys are required, or to establish the need for and extent of any mitigation and compensation measures required as part of the proposed development.

A BARB+ data search required from SEWBRcC.

Lighting

Any new external lighting associated with the scheme would need to comply with the following guidelines:

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

Key to this will be sourcing an LED luminaire with a colour temperature of <2700Kelvin and a peak wavelength higher than 550nm, with a downward directional design to retain darkness above and mounted on the horizontal with no upward tilt.

Dark corridors must be maintained (particularly along the river corridor and habitat) along with dark routes from any potential bat features on the building. This must be demonstrated.

Landscaping plan

Please note that for landscaping, native species of local (or at least Welsh or UK) provenance will need to be used, depending on availability. This must be set out in a landscape plan to be approved by the LPA ecologist.

Enhancements

There will need to be enhancement of the site in line with the Environment (Wales) Act 2016. See below:

- *Bat/bird boxes*: A bat box and a bird box on the northern elevation of the building facing the river would be appropriate.
- *Landscaping*: Native planting (in the landscape plan – see comment above) could contribute to enhancement.
- *Lighting*: Swapping the current luminaire above the current fire escape doors to the specification set out in the lighting section above.