

INTERNAL MEMORANDUM

To: Kate Glover
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 4
Date of previous memo: 01/04/2026
Date: 19/05/2026

SUBJECT: P/25/0294 - The Norton, Penydarren New vehicular access, creation of 6 units in the Norton, construction of two dwellings and landscaping and parking area within site.

SITE DESCRIPTION

Former public house and grounds (e.g., formerly grassland, trees and hedgerow). Had been well-linked to valuable habitat in the wider environment – e.g., woodland, grassland, parkland etc). Development works have commenced prior to any ecological survey work. 95% of the grounds have been cleared and levelled.

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. The Norton Tavern, High Street, Penydarren, Merthyr Tydfil, CF47 9HG. A Green Infrastructure Statement and Biodiversity Enhancement Plan *prepared by* Little Wing Ecology CYF. Report reference: LT266-GIS-25. **Version 4. Dated: 01/05/2026.**
2. Norton Tavern, High Street, Penydarren, Merthyr Tydfil, CF47 9HG. Proposed Dwellings and Site Plan. **Drawing No: Norton SEPT FP 06F** *prepared by* Utopia Design Architectural Services. **Dated: SEPT 25**
3. Norton Tavern, High Street, Penydarren, Merthyr Tydfil, CF47 9HG. The Norton Existing and Proposed Elevations. Drawing No: Norton FP 003A *prepared by* Utopia Design Architectural Services. Dated: NOV 24
4. Norton Tavern, High Street, Penydarren, Merthyr Tydfil, CF47 9HG. Proposed Site Sections. Drawing No: Norton SEPT FP 03A *prepared by* Utopia Design Architectural Services. Dated: OCT 25.

COMMENTS (new comments in green)

- Previous comments suggested the use of seeded grasscrete for the hardstanding areas. This does not seem to have been added to the plan.

The re-submitted Document 2 appears to be very similar to the document submitted previously. NB the version number/code and date have not been amended – please can this be amended.

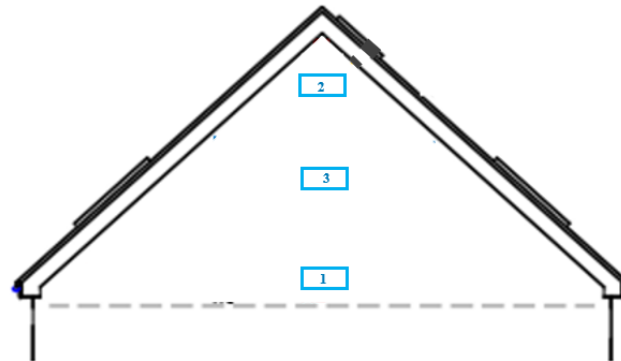
There is still no reference to the use of grasscrete.

- Document 1 refers to the letterbox bat access point on the northeastern gable, but there is no information of the exact position the letterbox bat access point in relation to the bat loft. Can this be clarified with the ecologist and the information added to Document 1 with **any corresponding changes made to the elevation drawing in Document 2.**

Revised Document 1 submitted with one change – the addition of the following statement on page 4:

“The letterbox provides direct access into the bat loft space.”

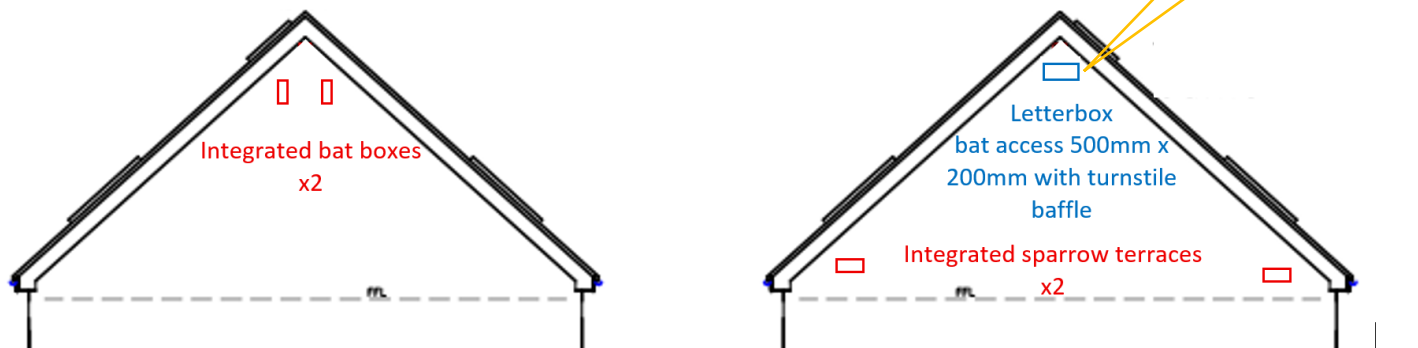
This doesn't provide the information requested – what is the exact position the letterbox bat access point in relation to the bat loft? So, for example, is the access point to be at (loft) floor level (1), higher up closer to the apex (2) or somewhere in between (3)?



- Document 1 states there will be x2 integrated bat boxes and x2 integrated sparrow terraces built into the new properties, however, Document 2 only shows one of each.

Also, the sparrow terrace is shown too close to the letterbox style bat opening on the northeastern gable.

Please amend the drawings as below.



Curiously, the most recently submitted Document 2 seems to have reverted to one bat box and one bird box. As stated above there should be two of each. This needs amendment.

COMMENTS: *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>

COMPLIANCE

Evidence that ecological measures have been installed, created, implemented etc will be required on completion of the development. This evidence must be submitted to and approved in writing by the local planning authority.

INFORMATIVES

BATS

Warning: A European Protected Species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>

NESTING BIRDS

All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings/structures with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act -

<https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> *is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.*