

INTERNAL MEMORANDUM

To: Emma Watkins
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 4

Date of previous memo: 21/07/2023

Date: 02/08/2023

SUBJECT: P/23/0061 | Change of use of the first and second floors from offices and storage to 5 self-contained flats and storage, together with alterations to the roof and other associated external alterations | 126 High Street Merthyr Tydfil CF47 8BT

Further document submitted in support of the above application:

1. 126 and 126a High Street Merthyr Tydfil. Bat and Nesting Bird Survey Report. Revision 3.0. Date 28 July 2023. Acer Ecology.

COMMENTS:

All ecological enhancement measures (for example, roof void provision, suitable access points (including for hibernation use), gaps behind fascias, soffit boxes, gutter plates etc, bat box) will be clearly marked on all relevant architects' plans and elevations for written approval by the LPA ecologist prior to determination.

Page 17, para 6.3.1. The stated bat box (Schwegler 1FQ) is not suitable for hibernating bats. The Schwegler 1WQ (or equivalent), for example, would be acceptable. This can either be amended within the report so that the recommendations of the whole report can be conditioned (see below) or the box type can be specified in a separate planning condition. If the separate planning condition option is chosen, the bat box details will need have written approval from the LPA ecologist in order to be discharged.

All lighting (internal and external) will conform to the following guidelines:

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

Details will preferentially be required prior to determination. Alternatively, this can be secured via an appropriately worded planning condition. The lighting details will need have written approval from the LPA ecologist in order to be discharged.

All details and recommendations within Document 1 will be subject of a planning condition.