

INTERNAL MEMORANDUM

To: Kate Glover
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 2
Date of previous memo: 17/11/2025
Date: 17/02/2026

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 3. Dated: 29/01/2026.**
2. Norton Tavern, High Street, Penydarren, Merthyr Tydfil, CF47 9HG. Proposed Dwellings and Site Plan. **Drawing No: Norton SEPT FP 06E** *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.

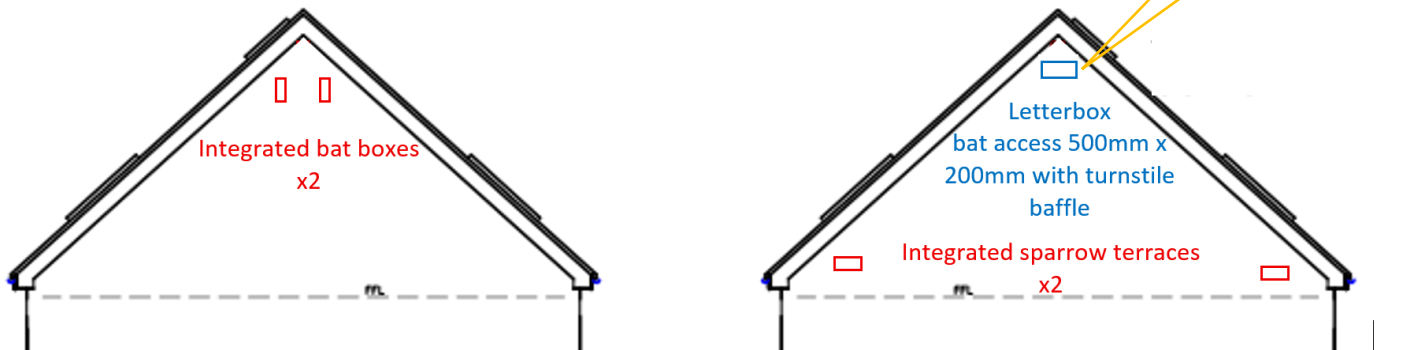
COMMENTS:

- Previous comments suggested the use of seeded grasscrete for the hardstanding areas. This does not seem to have been added to the plan.
- Will there be extra features incorporated into the bat loft (northeast gable) suitable for the bat species targeted, for example brown long-eared bat – ridge boards? The drawings must show these features.
- Document 1 implies that there will be a means for internal access to the bat loft (but only used under licence) – the means of access should therefore be described within the text and shown on the drawings.
- 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.**

- o 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.



- o Document 1 also includes reference to x2 hedgehog holes in the northeast boundary. Please add these to Document 2.
- o Document 1 must cross reference Document 2.

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.

- o 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/>
- o 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.