

INTERNAL MEMORANDUM

To	Kate Glover
From	Matt Davies
Memo #	1
Date	30/09/2026
Previous memo date	-
Application:	P/26/0210 Demolition of the former Caersalem Chapel and the erection of 4 no. dwellings. Land At Caersalem Chapel, The Rise, Pant, Merthyr Tydfil.

SITE DESCRIPTION

Former Caersalem Chapel building with moderate links to the wider environment via garden habitats, scattered trees, grassland and woodland pockets.

PROPOSED WORKS AND POTENTIAL IMPACTS

Proposed works	Works likely to impact protected species (if present)
Demolition of the existing [former chapel] building	<i>Roosting bats and nesting birds</i>
Possible removal of onsite habitat / landscaping	<i>Foraging & commuting bats, nesting birds, invertebrates</i>

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

✓ Sites of Importance for Nature Conservation (SINC)	1x, Blaenmorlais (c.330m)
✓ Within a Buglife B-Lines Area	

PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

Species / Species Group	Closest record(s)
✓ Birds (including Schedule 1 ¹ and Section 7 ² species);	Bullfinch, chaffinch, coal tit, dunnock, grey heron, lesser black-backed gull, magpie, red kite, rook, starling (c.231m)
✓ Fungi + Slime Moulds (including Section 7 ² species);	Citrine waxcap, crimson waxcap, pink waxcap (c.545m)
✓ Invertebrates (including Section 7 ² species)	Scarce Blue-tailed damselfly and wall (c.529m)
✓ Marsh fritillary butterfly (Section 7 ² species);	(c.954m)
✓ Mammals	
✓ Bats (European protected species ³ + some Section 7 ² species);	Closest (roost) record - Lesser horseshoe bat (c.329m)
✓ Hedgehog (Section 7 ² species);	(c.492m)
✓ Amphibians	

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

³ Conservation of Habitats and Species Regulations 2017 (as amended)

✓ Great crested newt (European protected species ³ + Section 7 species);	(c.940m)
✓ Vascular plants (including Section 7 ² species).	Good-King-Henry (c.1052m)

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1	Caersalem, The Rise, Pant, Dowlais, Merthyr Tydfil, CBC CF48 2BN. A Preliminary Ecological Appraisal Report (PEAR), Version 1 <i>prepared by</i> Little Wing Ecology CYF. Dated: 07/09/2026.
2	Caersalem, The Rise, Pant, Dowlais, Merthyr Tydfil, CBC CF48 2BN. A Bat Activity Survey (BAS), Version 1 <i>prepared by</i> Little Wing Ecology CYF. Dated: 07/09/2026.

REQUIREMENTS AND COMMENTS

Document 1 is acceptable with the following caveat.

- References to Biodiversity Net Gain (BNG) should be replaced by Net Benefit for Biodiversity (NBB).

Document 2 is acceptable.

A Green Infrastructure Statement (GIS) is required, which should include, but not be limited to the following information:

- A description of how green infrastructure has been incorporated into the planning proposal;
- A demonstration of how the step-wise approach (the means of demonstrating the steps taken towards securing a Net Benefit for Biodiversity, NBB) has been applied;
- The highlighting and description of up-to-date baseline data considered and up-to-date surveys and assessments undertaken, sustainable drainage statements, landscape and ecological management plans etc.
- Consideration of ecosystem resilience by using the DECCA (Diversity, Extent, Condition, Connectivity, Adaptability) framework.

The GIS is required *pre-determination*.

To demonstrate NBB, the GIS must be accompanied by a long-term (for the lifetime of the development scheme) Landscaping, Habitat and Ecology Scheme (LHES), which should include, but not be limited to:

- Details (including a plan/drawing) of both the retained and new landscaping/habitat/green infrastructure.
- A planting plan - NB all species will be native and of local (if not Welsh) provenance.
- Long term (*for a minimum period of 25 years and thereafter for as long as the approved development remains in existence*) establishment, maintenance and management measures for all onsite landscaping/habitat/green infrastructure (both retained and new).
- Details of other ecological measures, e.g., bat boxes, bird boxes, hibernacula, gaps in boundaries for hedgehogs etc.
- Monitoring post-development for all onsite landscaping/habitat/green infrastructure and other ecological measures.
- Details of how NBB will be achieved within as short a time as possible and be locally responsive and relevant to local circumstances.
- Details of the funding mechanisms to meet the maintenance, management and monitoring objectives including details of the responsible person or company. NB the funding mechanism would need to consider rising costs over time.

The LHES is required *pre-determination*.

A Lighting Scheme is required. This will include, but not be limited to:

- Horizontal and lux vertical illuminance contour plans down to a lux level of 0.2lux.

- Details of colour temperature and model of lighting used. Links to the data sheets for the luminaires must be provided. Colour temperature must be 2700K or lower.
- Details of lighting to be used both during construction and operation. The lighting shall be installed and retained as approved during construction and operation.

The plans must be produced by a competent lighting professional. The lighting plan must demonstrate dark zones at the boundaries.

Wildlife boxes must not be illuminated (for example bat, bird, invertebrate) and there must be dark routes to allow barrier-free access to the boxes. The Lighting Scheme must conform to the latest guidance (see below) and any updates to these documents or further guidance regarding lighting that may be published subsequently.

- A. 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/>.
- B. Good Practice Guidance: Planning for the Conservation and Enhancement of Darks Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>.

As per the principles set out in Good Practice Guidance Document B: light must only be used where and when necessary. Therefore, lighting should be controlled by switch off, dimming or PIR sensors. There is no reason lights should remain on continuously from dusk until dawn.

The Lighting Scheme must be submitted *pre-determination* to iron out any issues regarding positioning of wildlife boxes and lighting. The positions of wildlife boxes cannot be agreed without information regarding lighting.

All enhancement measures (bat boxes, bird boxes, hibernacula, invertebrate boxes/blocks, gaps in boundaries for hedgehogs etc) must be clearly marked on architect plans, drawings and elevations.

Required *pre-determination*.

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.

The following advisories must be included on the decision notice (should planning be granted):

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.