

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1
Date of previous memo: -
Date: 14/11/2024

SUBJECT: P/24/0236 | Variation of conditions 2 and 3 of outline planning permission P/21/0020 to extend the time period for the commencement of development and for the submission of reserved matters | Land At Ty Llwyd Farm Ty Llwyd Parc Quakers Yard Treharris

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. Land at Ty Llwyd Farm, Quakers Yard, Treharris. Preliminary Ecological Assessment *prepared by Ecological Services Ltd on behalf of Mrs Eleanor Jarrold*. Version V6.0. Dated: October 2024.
2. Land at Ty Llwyd Farm, Quakers Yard, Treharris. Ecological Impact Assessment *prepared by Ecological Services Ltd on behalf of Mrs Eleanor Jarrold*. Version V6.0. Dated: October 2024.
3. Ty Llwyd Farm, Treharris. Green Infrastructure Statement *prepared by Laird Bailey Landscape Architects*. Report No: LB561_R01. Date: 04/10/2024.
4. Ty Llwyd Farm, Treharris. Green Infrastructure Statement Drawing *prepared by Laird Bailey Landscape Architects*. Drawing No: LB561_D01. Date: 04/10/2024.
5. Ty Llwyd Farm, Treharris. Arboricultural Report prepared by ArbTS - Arboricultural Technical Services Ltd. Project Reference – ArbTS_2022.1_Ty Llwyd Farm. Date: 13/09/2024.

COMMENTS

Document 1: PEA

- Page 15 – Habitat Assessment for Bats – “*The habitat within the site is considered to have NEGLIGIBLE suitability for use by commuting and foraging bats.*”

There is habitat suitable for bats onsite (e.g., scattered trees and scrub) that is connected to the offsite wider landscape to the east. The suitability for foraging and commuting bats is therefore at least low, but more likely to be on the moderate side.

- Page 15 – Tree Assessment for bats

There is some ambiguity regarding whether the trees had any PRFs.

“*The trees within the site boundary were subject to a cursory ground level assessment for the potential presence of roosting bats. Should any tree be considered likely to have above low potential for roosting use and also be affected by any impacts imposed by the development, further detailed survey work will be recommended following the ground based visual roost assessment methodology provided in the BCT Bat Surveys for Professional Ecologists - Good Practice Guidelines 2023 (4th Ed).*”

All trees within the site did not appear to have any features suitable for bat roosting use. The mature Oak trees along the east boundary of the site were of an age where bat roost features could have developed upon them, although no potential bat roost features (PRFs) were identified from ground level during this survey visit. It is assumed that the mature Oak trees along the east of the site will be retained.

If these trees require removal or will be impacted by the development proposals, additional surveys for bats may be required.

Documents 2 and 3 state that no trees will be removed to facilitate the development, however, if there are PRFs present then there may be issues regarding possible disturbance. This just need clarification.

Document 2: EcIA

- Page 18, 4.3 Ecological Feature – Herptiles

“A suitably worded planning condition will be added to any planning consent the Local Planning Authority is minded to grant requesting a Reptile Mitigation Strategy to be agreed for the development work.”

The details within this document are extensive and with a few adjustments (see below) the need for Reptile Mitigation Strategy to be conditioned could be avoided:

- Please remove the reference to trees as no trees are proposed for removal.
- All clearance work (Grassland, Scrub, Dry Stone Wall) will be supervised by a suitably experienced ecologist. Please can this be stated?
- *“Any herptiles present should naturally move away of their own accord due to disturbance from cutting.”*

Question: where would the reptiles move away to?

- *“... in the unlikely event that any reptiles or other fauna are encountered during this operation all cutting work will stop and the on call Ecologist will be consulted. Reptiles will either be carefully collected and moved away to the retained vegetation to the north of the development site or be allowed to do so of its own accord.”*

Question: where is the retained vegetation to the north?

- All ecological enhancement features (see page 21 of Document 2) will be clearly marked on all relevant architect plans/drawings/elevations.

Documents 3 + 4: GIS

- The GIS does not refer to the 2m buffer zones as described in Document 2. Please can this be added?

Documents 5: Arboricultural Impact Assessment

- Tree protection will be undertaken in line with the recommendations within this report.

REQUIREMENTS PRIOR TO DETERMINATION

- The amendments and further information as set out for each document above.

PLANNING CONDITIONS

- LANDSCAPING, HABITAT & ECOLOGY SCHEME (LHES)

No development shall take place (including ground works, vegetation clearance) until a detailed long-term Landscaping, Habitat & Ecology Scheme (LHES) has been submitted to and approved in writing by the local planning authority. The LHES must be cross referenced with the GIS (Documents 3 + 4) and include, but not be limited to, the following:

- Details of retained landscaping/habitat/green infrastructure
- Details of new landscaping/habitat/green infrastructure
- A planting plan
- Long term (at least 25 years) 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 the funding mechanisms to meet the maintenance, management and monitoring objectives.
- Details of the responsible person

- UPDATED GREEN INFRASTRUCTURE STATEMENT (GIS)

No development shall take place (including ground works, vegetation clearance) until a detailed, updated Green Infrastructure Statement (GIS), informed by and cross referenced with the detailed long-term LHES, has been submitted to and approved in writing by the local planning authority.

- 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 (including the buffer zones) and across the site. Wildlife boxes must not be illuminated (bat, bird, bee) and there must be dark routes to allow barrier-free access to the boxes.

Internal light fittings (recessed into ceiling rather than pendant), size and placement of windows opposite habitat features (removal or reduction) must all be carefully considered.

The Lighting Scheme must conform to the latest guidance for wildlife-friendly lighting. 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/>

Although this guidance document is aimed at bats, the principles are the similar for other nocturnal and crepuscular species including, for example, otter, invertebrates, birds etc.

The lighting scheme will also include a section regarding lighting during construction – all works must take place in daylight hours. No artificial lighting will be used.

- COMPLIANCE

Evidence that ecological measures have been installed, created, implemented etc. will be required on completion of the development.