

INTERNAL MEMORANDUM

To: Caroline Pulley
From: Ecologist (Matt Davies)
Ext: 5278
Memo #: 3

Date: 28th September 2020

P/20/0153 | ERECTION OF THREE DWELLINGS | LAND ADJOINING 48 HIGH STREET, TRELEWIS

A Preliminary Roost Assessment (PRA) for bats and nesting birds has been undertaken at the site and a report has been submitted for consideration (*Preliminary Bat Roost Assessment. Residential Development High Street, Trelewis. EcoVigour. September 2020. Document reference: ev200911.1.1*).

Comments below:

1. Since first commenting on this application several things have changed:
 - a) Work has been undertaken to the terraced house adjacent to the proposed development, with soffit boxes/fascia boards renewed. This has removed opportunities for bats. It is not known whether there was any consideration for bats when undertaking this work. NB this was out of control of the applicant.
 - b) Previous proposals had the new buildings adjoining the current terraced street, however, there will now be a 1.2m corridor between the current and the newly proposed terrace.
2. I note that the report contains no local biological data results. Due to the change of circumstances - see points a) and b) above, data will not be required for this application. *NB generally speaking, it is for the Local Authority to decide whether a local biological data search is required for a planning application. Therefore, to avoid similar situations in the future, it would be useful if agreement (where a data search is not considered necessary by the applicant's ecologist) is sought with the LPA prior to submission of the report - especially if those instances where data has been specifically requested from the outset. Reports without data will be rejected unless such an agreement regarding data has previously been made.*
3. Enhancements. These are required in line with the Environment (Wales) Act 2016.
 - a) Integral bat boxes will be included on the southern gable end of the most southerly proposed dwelling and the northern gable end of the most northerly building:
<https://www.nhbs.com/habibat-bat-box-plain-for-rendering>
NB the bat boxes will not be illuminated.
Specification and positions of boxes will be provided in the PRA report.
 - b) Section 3 of the report states that '*Consideration could be given to the inclusion of bird boxes within the gardens of the new properties.*' This must be more definite.
Specification and positions of boxes will be provided in the PRA report.

As well as details of bat and bird boxes being added into the report they must also be included on any relevant drawings for the proposed development.