

INTERNAL MEMORANDUM

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

Memo number: 5

Date of previous memo: 21/10/2024

Date: 13/01/2025

SUBJECT: P/24/0016 | Demolition of existing rear extension and conversion of existing building into 4 self contained flats | La Bodega 1 Pant Road Dowlais Merthyr Tydfil CF48 3SH

Document submitted in support of the above application:

1. La Bodega, 1 Pant Road, Dowlais, Merthyr Tudful [sic], CF48 3SH. An Ecological Survey Report (including a Green Infrastructure Statement). **Revision 2. October 2024.** Morgan Ecology.
2. La Bodega, 1 Pant Road, Dowlais, Merthyr Tudful [sic], CF48 3SH. A Supplementary Ecological Survey Report. **January 2025.** Morgan Ecology.
3. La Bodega, Pant Road, Dowlais, Merthyr Tydfil, CF48 3SH. Proposed Plans, Elevations & Sections. Drawing No: LA BODEGA FULL 02B. Date: Jan 24. *Provided to the LPA Ecologist in an e-mail dated 18/10/2024 @9:07.*
4. La Bodega, Pant Road, Dowlais, Merthyr Tydfil, CF48 3SH. Existing & Proposed Plans. Drawing No: 0016 LA BODEGA FULL 06A. *Provided to the LPA Ecologist in an e-mail dated 07/01/2025 @16:40.*

COMMENTS

Bat + Bird boxes

Model / specification (or equivalent) for the bird and bat box will be added to Document 3

Lighting

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

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

No features suitable for roosting bats will be directly illuminated and there will be dark routes from those features leading off site.

This must be demonstrated.

The lighting scheme can be provided via an appropriately-worded pre-planning condition that must be submitted to and approved in writing by the local planning authority ecologist:

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 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/>

NB although this document is aimed at bats, the principles are the similar for other nocturnal and crepuscular species.

Green Infrastructure Statement

A short statement regarding long term establishment, management and maintenance measures (including how they will be funded) of the Green Infrastructure to be created onsite (i.e., crab apple tree and area(s) to be used for planting for insects).

Document 4 must be clearly labelled with the Green Infrastructure elements (i.e., crab apple tree and area(s) to be used for planting for insects).