

INTERNAL MEMORANDUM

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

Memo number: 2
Date of previous memo: 14/11/2024
Date: 11/12/2024

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 (amended/updated versions since the previous memo highlighted in **bold**)*

1. Ty Llwyd, Treharris. Preliminary Ecological Assessment *prepared by* Ecological Services Ltd *on behalf of* Mrs Eleanor Jarrold. Version V1.2. Dated: December 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 V6.1. Dated: December 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 2: EcIA

- 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?

REQUIREMENTS PRIOR TO DETERMINATION

- The amendments and further information as set out for 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.

○ ARBORICULTURAL IMPACT ASSESSMEN

All works will be undertaken in accordance with the Arboricultural Impact Assessment as submitted.

○ COMPLIANCE

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