

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 2
Date of previous memo: 21/10/2024
Date: 10/12/2024

SUBJECT: P/24/0239 | Erection of dwelling with parking | Land Adjacent To Lle Hyfryd Mount Pleasant Heolgerrig Merthyr Tydfil CF48 1RY

SITE DESCRIPTION

Vacant plot that includes an area of habitat on a slope to the west. The habitat is directly linked to further habitat to the west (grassland + scrub). This in turn is linked to the wider environment (agricultural fields, trees, hedgerows, woodland, grassland, pond habitat).

DOCUMENTS SUBMITTED IN SUPPORT OF THE APPLICATION

1. Land adjacent to Lle Hyfryd, Mount Pleasant, Heolgerrig, Merthyr Tudful, CF48 1RY. A Preliminary Ecological Appraisal (Including proposals for Net Benefits for Biodiversity and a Green Infrastructure Scheme) *prepared by Morgan Ecology on behalf of Judith Budding*. Dated: 05/12/2024.
2. Plot Adjacent to Lle Hyfryd, Mount Pleasant, Heolgerrig, Merthyr Tydfil, CF48 1RY. Drawing: Proposed Plans, Elevations & Section. Drawing No: LLE HYFRYD 01C *prepared by Utopia Design*. Date OCT 24.
3. Plot Adjacent to Lle Hyfryd, Mount Pleasant, Heolgerrig, Merthyr Tydfil, CF48 1RY. Drawing: Existing & Proposed Plans, Elevations & Section. Drawing No: LLE HYFRYD 02A *prepared by Utopia Design*. Date OCT 24.
4. Plot Adjacent to Lle Hyfryd, Mount Pleasant, Heolgerrig, Merthyr Tydfil, CF48 1RY. Drawing: Proposed Plans, Elevations & Section. Drawing No: LLE HYFRYD 03A *prepared by Utopia Design*. Date OCT 24.

COMMENTS

Bat boxes

Document 1, Page 6, 10.3 – “*The proposed provision of 2 x Schwegler 1FR integrated bat boxes (see Drawing Lle Hyfryd 01B) is appropriate. However, the locations for the installation of such boxes on both gable ends of the new dwelling will require amendment. Whilst the proposed bat box at the gable apex at the south-western gable apex is acceptable, the box at the north-eastern gable apex is situated above a window, and there is a risk that bat droppings resulting from occupation of this box will foul the window causing a nuisance. It is recommended therefore that this box is located further down the roof line approximately 2.5m to the north – in a location where it is less close to the neighbouring dwelling Lle Hyfryd.*”

This is a sensible and logical suggestion. NB perhaps the addition of the words ‘*or equivalent*’ after the bat (and bird) box model(s) would allow flexibility in the event certain models are difficult to source.

Document 2 shows 3x bat boxes:

- 1x integrated into the north-eastern gable end; and
- 2x integrated into the south-western gable end, with one of the boxes shown at the apex, directly above the windows.

It is assumed that the box at the apex above the windows needs to be removed so that the drawing is aligned with the information within the excerpt from Document 1 (as shown above).

Native hedgerow

Document 1, Page 7, 10.5 – “As part of the application for outline consent, a hedge had been proposed to be planted along the north-western edge of the red line boundary.”

Document 4 shows a hedgerow at the top of the concrete block wall, rather than along the north-western edge of the red line boundary. Is this correct? Can this please be made consistent?

NB Native hedgerow option 2 is preferable as this offers a far greater level of biodiversity. Please could the report be amended to remove option 1.

Landscape maintenance and management

Document 1 includes maintenance and management prescriptions for the native hedgerow and the native honeysuckle but does not include the same for the standard Rowan tree. Please could some information regarding this be added?

Please could the following two details be added to Document 1?

1. All new landscaping must be maintained in the long term (so for at least 25 years).
2. Details of how the maintenance will be funded (in schemes such as this this will presumably be the responsibility of the homeowner).

Ecological enhancement measures and green infrastructure elements

Document 4 includes the following, referred to in Document 1:

- The bird box
- The hedgerow – NB query regarding whether this is shown in the correct position (see comment above)? Additionally, the label should just refer to native hedgerow option 2 (mixed native species)
- The standard size Rowan tree

Document 4 must also show:

- The native honeysuckle (on the north-eastern fence line)
- The gaps for hedgehogs

Documents 3 + 4 both refer to a “grassed area with wild flower 16 sq m per plot”. This is not referred to in Document 1. Is this correct? If so, Document 1 will need to refer to the wildflower area, specify a seed mix, and include information regarding its long-term management and maintenance. Otherwise please remove this from Documents 3 + 4.

Documents 3 + 4 also set out a very brief “*Maintenance*” description ...

“Mulch

Prime fertilizer

Replace failures

Mixed shrubs

Herbaceous perennials [sic]”

This is vague and at odds with the information held in Document 1, which, for example, does not refer to mixed shrubs or herbaceous perennials. It would be better to remove this and simply reference Document 1 in terms of landscape maintenance and management.

LIKELY PLANNING CONDITIONS

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 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.

COMPLIANCE

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.