

INTERNAL MEMORANDUM

To: Kate Glover
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1
Date of previous memo: -
Date: 03/10/2024

SUBJECT: P/24/0227 | Proposed change of use from hotel (C1 Use Class) to temporary supported living accommodation (Sui Generis) with internal and external alterations and associated works | Former Tregenna Hotel Park Terrace Merthyr Tydfil CF47 8RF

ECOLOGICAL AND RELATED DOCUMENTS SUBMITTED IN SUPPORT OF THE APPLICATION

1. Tregenna Hotel, Park Terrace, Merthyr Tydfil, CF47 8RF. Site Assessment Survey report *prepared by Ecological Services Ltd on behalf of Merthyr Valley Homes*. Dated: 13th September 2024.
2. Tregenna Hotel, Park Terrace, Merthyr Tydfil, CF47 8RF. Bat Survey report *prepared by Ecological Services Ltd on behalf of Merthyr Valley Homes*. Version V1.0. Dated: September 2024.
3. Former Tregenna Hotel, Park Place, Merthyr Tydfil *prepared by Asbri Planning, on behalf of Merthyr Valleys Homes*. Date: September 2024.
4. Tregenna Hotel, Park Terrace, Merthyr Tydfil, CF47 8RF. Proposed External Lighting Plan *prepared by RLH Architectural on behalf of Merthyr Valley Homes*. R583 P-04. Dated: September 2024.

COMMENTS

- *Nesting birds*: Document 2 states that evidence of nesting bird use of the main hotel building was observed, however there are no details. Please could these be provided/added?
- *Raised ridge detail*: Page 15, the Figure showing the raised ridge tile detail is out of focus. Please can this be replaced by a version with better resolution?
- *Swift box*: Page 16, a swift box is recommended for installation on the north eastern elevation of the main hotel building.

Advice for installation of swift boxes (e.g., https://shopping.rspb.org.uk/INTERSHOP/static/WFS/RSPB-rspbUK-Site/-/RSPB/en_GB/Product%20PDFs/Swift%20Nestbox%202019%20instructions.pdf) recommends, amongst other things, allowing a minimum 5m clear drop beneath and in front of the box. This would not be the case at the location proposed as this is above a single storey extension. A re-evaluation is needed. Perhaps a different species should be targeted.

- *Enhancements*: All enhancement measures must be clearly marked on all relevant architect plans. Drawings and elevations prior to determination.
- *Lighting scheme* (Document 4): The proposed luminaires must comply with the following guidelines - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

This includes, but is not limited to, for example, no upwards light spill and a colour temperature of 2700K or lower.

Example luminaire:

<https://www.lighting.philips.co.uk/consumer/p/outdoor-luminaires-outdoor-luminaires/8719514476837>

There are nearby records of two species of horseshoe bat; these species are impacted by light. In order to safeguard any commuting routes these species may be using, lighting must be kept to an absolute minimum. Therefore, there must be no extra lighting above current levels along the south eastern elevation and there must be a 'dark' route (no increased lighting above current levels) along the south western boundary of the site to allow bats to commute to the (offsite) trees near the western corner of the site.

The lighting scheme must demonstrate this by including a horizontal illuminance plan prepared by a lighting professional.

Planning Policy Wales 12: A detailed long-term Landscaping, Habitat & Ecology Scheme (LHES) is required. The LHES must 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

For further information, see here - [Planning Policy Wales - Edition 12 \(gov.wales\)](#)