

INTERNAL MEMORANDUM

To: Caroline Pulley
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 5
Date of previous memo: 23/11/2022
Date: 16/01/2023

SUBJECT: P/22/0083 | Proposed barn conversion to form a residential dwelling | Tyla-Glas Farm Craig Y Hendre Bedlinog Treharris CF46 6SN

Document supplied in connection with the above application:

1. Tyla-Glas Farm, Bedlinog, Merthyr Tydfil. Bat Survey, Issue 1, **Revision B**. October 2022. Be Ecological Ltd **[dated 03/01/23]**
2. Revised architects drawings and elevations as supplied to the LPA Ecologist in an e-mail from the planning case officer (12/01/2023 @ 15:18):
 - i. P724_L_003_Rev B_Site Plan as Proposed.pdf
 - ii. P724_L_220_Rev B_Perspective Views as Proposed.pdf
 - iii. P724_L_212_Rev B_Section 1 of 2 as Proposed.pdf
 - iv. P724_L_213_Rev B_Section 2 of 2 as Proposed.pdf
 - v. P724_L_210_Rev C_Elevations 1 of 2 as Proposed.pdf
 - vi. P724_L_211_Rev B_Elevations 2 of 2 as Proposed.pdf
 - vii. P724_L_200_Rev B_Floor Plans as Proposed.pdf

Comments

Appropriately worded planning conditions will be added to the decision notice (if planning is granted). These planning conditions will ensure all recommendations and requirements as set out in documents 1 and 2i-2vii will be followed.

In addition, the following advisory notes will also be included on the decision notice:

BATS

Warning: A European Protected Species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>

NESTING BIRDS

All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.