

INTERNAL MEMORANDUM

To: David Cross
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1

Date of Memo #-: -

Date: 23/08/2021

SUBJECT: P/21/0291 | CONVERSION OF STABLE BUILDING TO BEDROOMS | PONTYGWAITH FARM PONTYGWAITH TREHARRIS CF46 5PD

Documents submitted in support of the above application:

1. Pontygwaith Farm, Treharris. Preliminary Bat Roost and Nesting Bird Assessment and Walkover Survey of Area Proposed for New Store. Acer Ecology. Revision 1.0, dated 22/01/21.
2. Pontygwaith Farm, Treharris. Bat Survey Report. David Clements Ecology Ltd. V 1, dated 13/07/21.

Comments:

The bat survey effort and mitigation, compensation and enhancement measures are all mostly acceptable. Answers to the following questions are required along with some amendments for Document 2:

Bats

Is there a reason no pre-dawn re-entry survey was undertaken?

Para 5.1.8 – the use of Type 1F roofing felt is specified. Will access be provided for bats into the roof space of the stables? This would be preferable and a statement to this effect needs to be added.

Para 5.1.4 mentions ‘temporary’ mitigation features (bat boxes on suitable nearby trees). Para 5.1.6 mentions bat boxes placed on trees as enhancement features. I assume the boxes referred to in 5.1.4 and 5.1.6 will be the same boxes? Might be good to clarify this and specify the number of boxes that will be erected. In addition, para 5.1.4 uses the phrase ‘consideration should be given’. This needs to be re-worded as enhancement is a requirement (in accordance with the Environment (Wales) Act 2016). So the language used needs to be that the boxes ‘will’ be erected.

Para 5.1.5 again uses the same phrase – ‘consideration should be given’. Again, a change of language is needed as these measures are required. The number of boxes needs to be specified.

Positions of all bat boxes (on trees and integrated within the building) need to be marked on all relevant plans and drawings.

Para 5.1.9 - It needs to be established whether external lighting is proposed. In addition, a plan setting out those areas to remain dark (informed by foraging and commuting bat activity during the surveys) plus dark routes to allow access to the bat boxes (as referred to above).

NB I would like to see a modified tile incorporated into the roof covering in the position of the lifted tile (emergence point for the soprano pipistrelle during the June survey).

As the building is a confirmed bat roost, the following informative will be used within the decision notice (if planning is granted):

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

Similar to above – change of language (‘consideration should be given’), number and specification of boxes to be stated with positions marked on all relevant plans/drawings.