

INTERNAL MEMORANDUM

To: Caroline Pulley
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 3

Date of previous memo: 14/07/2022

Date: 30/09/2022

SUBJECT: P/22/0104 | Proposed conversion of existing Wesley Chapel into 6 self-contained flats with associated external works including new dormers to the northern and southern elevations | Wesley Methodist Church South Street Dowlais CF48 3DS

Vacant, former Chapel building. Nearby grassland, scrub and woodland habitat.

Amended documents submitted in support of this application:

1. Bat Survey: Wesley Methodist Church, South Street, Dowlais, Merthyr Tydfil, CF48 3DS. Ecological Services Ltd. V2.0 dated September, 2002.
2. Proposed Elevations Drawing no. LT2116.04.02. Revision F
3. Proposed Site Plan Drawing No. LT2116.04.03 Rev C
4. 67233 – Wesley Chapel – 220929 REV A.pdf

NB Documents 1-4 were supplied to the LPA ecologist in e-mails dated 29/09/2022.

Comments (from previous memo in black. Further comments in green)

Document 1

- o Works to sensitive areas of the building for bats will only take place during the bat maternity season. The results of the survey work point to the likely absence of maternity use. As a precaution, it would be sensible for there to be ecological supervision during works to the aforementioned sensitive areas. Please could the report be amended to reflect this?

The amendments requested above (relating to the timings of works) are not evident within the new version. If the amendments have been made, please can they be highlighted? If not, could the amendments be made and then highlighted?

- o The integrated bat and bird box enhancements must be fully specified within the report and the amended Document 2 (see next section) either included or referenced. When describing their installation, the report will use 'will' or 'must' rather than 'should' or 'could'. This is required to ensure that planning conditions related to these enhancements can be effectively enforced if required. Please could the report be amended along these lines?

There is still some use of the word 'should'. Please can these be changed to 'will'?

Document 2

Please could the bat box on the western elevation be repositioned to the southern elevation where there is a little less glazing – as per my previous request)? Thanks.

Could the bird box on the western elevation be removed? As per my previous comments, the boxes should be on either the northern or the eastern elevations, to avoiding strong sunlight and the wettest winds. The other two boxes on the northern and eastern elevations can remain.

Document 4

- The lighting plan is acceptable. NB The luminaires used will be 3000K rather than 4000K. This must be specified within a planning condition.

Other

- *LANDSCAPING*: Document 3 includes the following references:
 - DENOTES AREAS OF INFORMAL PLANTING / LANDSCAPING AREAS, AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE
 - NEW SELECTED LANDSCAPING DESIGN TO EXISTING GREEN AREA
 - EXISTING TREES TO REMAIN

Full details of the landscaping is required. Only native species of local (if not UK provenance) will be used.

This is still required.