

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 2

Date of previous memo: 25/03/2022

Date: 27/11/2023

SUBJECT: P/22/0066 | Erection of 4 no. dwellings (2 no. detached and 1. no pair of semi detached) including demolition of existing office building with stores | Builders Yard & Premises Elwyn Drive Twynyrodyn Merthyr Tydfil

Document submitted in support of the above application:

1. Land off Elwyn Drive, Twynyrodyn, Merthyr Tydfil, CF47 0NJ. A Habitat & Bat Survey Report. Report Reference LT076-EBS. Version 1. Dated 08/10/2023.

COMMENTS

Page 10 – PEA plan. The Target Notes are not shown on the plan. Please could these be added?

The building(s) have suitability (albeit low) for hibernating bat species (for example, common pipistrelle). Works within the hibernation season will therefore be avoided. Please amend the report to reflect this.

Although the bat emergence surveys were technically within the correct period and therefore in line with guidelines, both surveys were undertaken very late in the bat activity season, with the date of the initial survey right at the end of August.

For this reason, using the precautionary principle, all works to sensitive areas for bats will be soft stripped under direct supervision from a suitably experience, qualified/licenced bat ecologist. Please amend the report to reflect this.

As the site has very little vegetation, this is an opportunity for producing a Net Benefit for Biodiversity with a sensitive landscaping plan formulated in liaison with the commissioned ecologist. For example, north-south and west-east *dark* habitat connectivity could be created.

All ecological mitigation, compensation and enhancement measures (integrated bat boxes, integrated bird boxes, hedgehog house) will be marked on all relevant architect plans, drawings and / or elevations (including model and hyperlink to specifications).

A Landscape and Ecological Management Plan (LEMP) is required for the site. This will include, but not be limited to the following.

- Landscape establishment, and 10-year maintenance and management measures. NB only native species of local (or Welsh/UK) provenance will be used.
- An outline of who will be responsible for management and maintenance.
- Architect plans showing the positions of bat, bird and hedgehog provision.
- Dark areas across the site and to provide dark access to bat boxes (informed by the lighting plan - see below).

The LEMP is preferably required prior to determination, but if necessary could also be the subject of an appropriately worded planning condition (written approval from the LPA ecologist will be needed to discharge the condition).

A lighting plan is required. All onsite lighting (external and internal) will conform to the following guidelines:

<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

There will be dark routes across the site (north-south and west-east) and also dark routes to provide bat access to the proposed bat boxes.

This is preferably required prior to determination, but if necessary could also be the subject of an appropriately worded planning condition (written approval from the LPA ecologist will be needed to discharge the condition).
