

INTERNAL MEMORANDUM

To: David Cross
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 3
Date: 23/03/2021

P/20/0219 | CONVERSION OF BUILDING TO OFFICES WITH ASSOCIATED INTERNAL AND EXTERNAL RENOVATION WORKS. CREATION OF A BAT ROOST STRUCTURE AND THE ERECTION OF A NEW EXTENSION WITH A NEW PEDESTRIAN ACCESS AND BRIDGED WALKWAY. CONSTRUCTION OF A NEW ROOF WITH DORMER WINDOWS AND ROOF LIGHTS TO PROVIDE ADDITIONAL ACCOMMODATION. THE CONSTRUCTION OF A NEW CAR PARK AND CYCLE STORE WITH ACCES FROM PARK TERRACE AND OTHER ASSOCIATED WORKS. | FORMER YMCA BUILDING PONTMORLAIS WEST MERTHYR TYDFIL CF47 8UT

The following documents have been submitted in support of this application:

1. Ecological Impact Assessment. Former YMCA in Merthyr Tydfil. Merthyr Tydfil County Borough Council (Ref WWE19143 BAS **REV C**; dated 18/03/2021)
2. Drawing entitled, 'Roof Plan as Proposed', prepared by Davies Sutton Architects, reference 3510_GA_355, **revision G**, dated August 2019.
3. Drawing entitled, 'Ecological Mitigation Strategy 01', prepared by Davies Sutton Architects, reference 3510_GA_700, **revision C**, dated March 2020.

NB. These are updated documents and do not match the previous versions cited by NRW in their letter dated 12/02/2021.

Comments:

- o A planning condition referring to the specifications and recommendations within documents 1-3 (as referred to above) will be included with permission (if granted).
- o A lighting plan demonstrating consideration for roosting, commuting and foraging bats is required prior to planning determination. The lighting will conform to *(2018) Guidance Note 08/18. Bats and artificial lighting in the UK. Bats and the Built Environment series. Bat Conservation Trust and Institute of Lighting Professionals - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>* as set out in Para 5.14 of the EclA. The lighting plan must be approved by the LPA ecologist in writing - this will be necessary by NRW for the licensing of the works.
- o The positions of the bat box (x1) and bird boxes (x4) as set out in document 1 (above) – see para 5.20 have not been included in the drawings supplied by Davies Sutton. These will be added.
- o A planning condition requiring a compliance check for all ecological mitigation, compensation and enhancement measures will be included with permission (if granted). The project ecologist will visit the site on completion of works and provide a short, letter-style report or e-mail to the LPA ecologist outlining satisfactory installation.
- o The following informative must be provided on the decision notice (should planning

permission be 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 capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the 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/european-protected-species-licensing/information-on-european-protected-species-licensing/?lang=en>

NB as from 01 March 2018, NRW have introduced a new process in their EPS Licensing procedure that will automatically issue a copy of the EPS Licence that has been granted, to the generic planning mailbox of the relevant LPA.

When this is received it should be forwarded to the LPA Ecologist (Matt Davies).