

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 2
Date of previous memo: 18/11/2024
Date: 22/11/2024

SUBJECT: P/24/0141 | Two storey front extension and extension to side of house crane, conversion of hipped roof to ridged roof and other external alterations | Units 5 To 8 Phoenix Industrial Estate Goat Mill Road Dowlais CF48 3TD

ECOLOGICAL DOCUMENT SUBMITTED IN SUPPORT OF THIS APPLICATION

1. Smart Electrical Systems, 3-4 Phoenix Industrial Estate, Goat Mill Road, Merthyr Tydfil. Preliminary Roost Assessment *prepared by Acer Ecology Ltd. Revision 1.0. Date: 20/11/2024.*

COMMENTS

Architect plans

- The positions of the bat and bird boxes must be clearly marked on all relevant architect plans/drawings/elevations.

Planning Policy Wales

- Planning Policy Wales (PPW 12), Chapter 6 must be considered where relevant to this application – see items in **bold**.
- The main elements of the policy (that are or may be relevant to this application) are as follows:
 - *GREEN INFRASTRUCTURE: stronger emphasis on taking a proactive approach to green infrastructure, the submission of a proportionate **green infrastructure statement** [GIS] with planning applications and signposting Building with Nature standards.*
 - *NET BENEFIT FOR BIODIVERSITY AND THE STEP-WISE APPROACH: further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider **enhancement and long-term management** at each step. The use of the green infrastructure statement as a means of demonstrating the stepwise approach is made explicit. A simplified diagram of the policy approach has been developed (included within PPW12). The importance of strategic collaboration to identify and capture larger scale opportunities for securing a net benefit for biodiversity is recognised.*
 - *PROTECTION FOR SITES OF SPECIAL SCIENTIFIC INTEREST: strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a ‘living landscape’. Other development is considered unacceptable as a matter of principle. Exceptionally, a planned approach may be appropriate where necessary safeguards can be secured through a development plan*
 - *TREES AND WOODLANDS: closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.*

For further information, see here - [Planning Policy Wales - Edition 12 \(gov.wales\)](#)

Likely Planning Conditions

LIGHTING SCHEME

No development shall take place (including ground works, vegetation clearance) until an internal and external Lighting Scheme has been submitted to and approved in writing by the local planning authority. The lighting plan must demonstrate dark zones at the boundaries and across the site. Wildlife boxes must not be illuminated (bat, bird) and there must be dark routes to allow barrier-free access to the boxes. The Lighting Scheme must conform to the latest guidance for wildlife-friendly lighting. Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

NB although this document is aimed at bats, the principles are the similar for other nocturnal and crepuscular species.