

INTERNAL MEMORANDUM

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

Memo number: 5
Date of previous memo: 17/03/2025
Date: 20/11/2025

SUBJECT: P/24/0158 | Conversion of first and second floors to 12 self contained flats and associated external alterations | 68 High Street Merthyr Tydfil CF47 8AE

DOCUMENTS SUBMITTED

1. 68 High Street, Merthyr Tydfil. Bat and Nesting Bird Survey Report *prepared by* Acer Ecology Ltd. Revision 1.0. Dated 02 October 2025. *[NB this document represents an update to the Preliminary Bat Roost and Nesting Bird Assessment document, Revision 2.0, dated 30 January 2025.]*
2. 68 High Street, Merthyr Tydfil. Green Infrastructure Statement *prepared by* Acer Ecology Ltd. Revision 2.0. Dated 02 October 2025.
3. 68 High Street, Merthyr Tydfil. Green infrastructure assessment drawing *prepared by* Bright vision holding Ltd. Sheet No: 2408-A05. Rev: A. Date: March 2024.
4. 68 High Street, Merthyr Tydfil. Landscape, Habitat and Ecology Scheme *prepared by* Acer Ecology Ltd. Revision 2.0. Dated 02 October 2025.

COMMENTS

Document 1

Bats

Document 1 states:

"While evidence of bats roosting has been confirmed in both B1 and B2, no works are proposed to the roofs or their external features and no direct impacts of the development on the bat roosts are anticipated. As a result, a NRW licence is not required. If proposed works change, the requirement for a NRW licence will be reviewed."

Whilst roost will not be directly affected, there will be impacts on the roost due to disturbance from internal works to the upper floors, their proposed change of use (currently unused to residential flats) and changes to lighting. This constitutes disturbance, which is an offence under current legislation and therefore, a derogation licence from NRW will be required.

Additionally, as x13 soprano pipistrelles must be assumed to be a maternity roost as there is no evidence to the contrary. **Therefore, NRW must be consulted (prior to determination) with the report (Document 1) along with these comments (LPA ecologist memo #5, 20/11/2025).**

Document 4

Page 6

"A planting plan will be developed by a landscape architect to accompany this LHES. All plants in the vertical garden and the plant pots will be native and of local (if not Welsh or UK) provenance."

Pages 8 + 9

"Suggested species for planting are detailed in Section 3 of this LHES."

Page 9

"A final list of species and detailed planting guidelines should be developed by a professional horticulturalist, tailored to the specific environmental conditions to ensure the successful establishment and long-term maintenance of the plantings."

The planting plan, suggested species, detailed planting guidelines must be definite, rather than suggested or to be developed.

Page 13

“Three insect hotels, such as Pinta Apex Insect House”

The insect houses must be constructed from a more robust material (rather than timber) for reasons of longevity. For example:

<https://www.nhbs.com/solitary-bee-bricks>

All of the above still needs to be addressed.

Please could the bat roost position be marked on the plan next to the green wall to demonstrate that this will not be impacted?

General requirements / Question

- An internal and external Lighting Scheme must be submitted to and approved in writing by the local planning authority. This will include, but not be limited to:
 - Existing onsite lighting must be reviewed and changed to more wildlife friendly lighting (as per the latest guidelines referred to below).
 - The results of an onsite ambient light level survey for use as a baseline
 - Both lux horizontal and lux vertical illuminance contour plans down to a lux level of 0.2 covering the site and the wider landholding
 - Cross referencing of the contour plans with the presence onsite of protected species impacted by artificial light at night.
 - Details of colour temperature and model of lighting used.
 - An environmental lighting impact assessment against conservation requirements for nocturnal and crepuscular species including details of when the lighting will be in operation (restrictions will be required)
 - Details of lighting to be used both during construction and operation. The lighting shall be installed and retained as approved during construction and operation
 - The survey and plans must be undertaken and produced by a competent lighting professional. The lighting plan must demonstrate dark zones at the boundaries and across/through the site. Any known roosts and wildlife boxes must not be illuminated (for example bat, bird, invertebrate) and there must be dark routes to allow barrier-free access to the boxes. The Lighting Scheme must conform to the latest guidance (see below) and any updates to these documents or further guidance regarding lighting that may be published subsequently.
 - 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/>
 - Good Practice Guidance: Planning for the Conservation and Enhancement of Dark Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>

This can be secured via an appropriately-worded pre-commencement planning condition, however, the condition would have to be discharged prior to applying for the derogation licence from NRW.

- Evidence that ecological measures have been installed, created, implemented etc will be required on completion of the development. This evidence must be submitted to and approved in writing by the local planning authority.
- All enhancement measures (e.g., vertical gardens, plant pots, bat box, bird box and insect hotels) must also be clearly marked on official architect plans and elevations.
- Should there be a re-application now that external alterations are being withdrawn along with any works to B2?

Informatives / Advisory notes

BATS

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

All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings/structures with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.