

# INTERNAL MEMORANDUM

To: Gareth Davies  
From: Matt Davies (Ecologist)  
Ext: 5278

Memo number: 2  
Date of previous memo: 19/03/2025  
Date: 20/06/2025

**SUBJECT: P/25/0069 | Change of use of former Salvation Army hall to 10 No. 2 and 3 bedroom flats | Former Salvation Army Building 6 - 8 Perrott Street Treharris CF46 5ET**

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## ECOLOGICALLY-RELATED DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. Former Salvation Army Building, Perrott Street, Treharris, Merthyr Tydfil. A Preliminary Ecological Appraisal, Bat Survey Report And Green Infrastructure Statement *prepared by* Little Wing Ecology CYF *on behalf of* Mr Chris Wreford. Report Reference: LT285-PEA/BAS-24. Version 1. Dated: 18.06.2025.

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### Document 1

- Page 8, 4.9.1 – “No opportunities for hibernation were recorded on-site. No cellars or underground spaces were identified.”

The above statement has been somewhat contradicted by the following: Page 14, 5.5.7 – “As pipistrelle species are known to hibernate in buildings, a precautionary approach will be followed with reference to the wall plate, lintels, window frames and any exposed cavities for any works conducted during the winter months (October to April inclusive).”

The second statement is correct regarding hibernating pipistrelles (NB other species such as brown long-eared bat can also be found in buildings in winter) and for this reason plus the difficulties in surveying for bats in non-classic hibernation positions (particularly for pipistrelles, which will hibernate behind external features), works should be avoided during the hibernation season for bats. Please could the report be amended to reflect this?

- Page 14, 5.5.10 – “External lighting must be restricted during the development period to that which is necessary for safety and security. This must be kept to a minimum and where possible, works restricted to daylight hours.”

All works must be undertaken during daylight hours with no use of artificial light at night. Please could the report be amended to reflect this?

- Page 18, Enhancement for Birds – please could be addition of a swift nest box be made for erection in a suitable location (eastern elevation?):
  - <https://www.nhbs.com/no-17-schwegler-swift-nest-box-single-cavity> (or equivalent)

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### Requirements prior to determination

- Outline of Bat Method Statement
- Ecological features clearly marked on all relevant architect plans, drawings and elevations:
  - x2 Beaumaris Bat Boxes, installed on the southern elevation, near the south-eastern corner of the building

- x1 1SP Schwegler Sparrow Terrace, attached to the northern gable of the building, as high as possible, facing north or northeast
- x1 Schwegler Swift Nest Box – eastern elevation at a minimum height of 6-7m
- Hedgehog Hole(s) provided in boundary
- Establishment of whether lighting is proposed? If lighting is proposed, a Lighting Scheme must be 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.
  - 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 Darks Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>
- To evaluate whether a Net Benefit for Biodiversity can be achieved, the full details regarding the landscaping is required (NB this must be consistent with the information in Document 1 above). A detailed long-term Landscaping Scheme must be submitted to and approved in writing by the local planning authority. The scheme must include, but not be limited to, the following:
  - i. Details of retained landscaping/habitat/green infrastructure
  - ii. Details of new landscaping/habitat/green infrastructure
  - iii. Planting scheme. NB all species will be native and of local (if not Welsh or UK) provenance  
*[i.-iii. above must also be marked on a plan/drawing]*
  - iv. Long term (at least 25 years) maintenance and management measures for all onsite landscaping/habitat/green infrastructure (both retained and new)
  - v. Monitoring post-development for all onsite landscaping/habitat/green infrastructure
  - vi. Details of the funding mechanisms to meet the maintenance, management and monitoring objectives
  - vii. Details of the responsible person
- An Invasive Non-Native Species (INNS) Method Statement (to deal with the Japanese knotweed issue) produced by an invasive species specialist has been submitted to and approved in writing by the local planning authority.

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#### *Planning Conditions*

#### COMPLIANCE

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.