

INTERNAL MEMORANDUM

To: David Cross
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 17/08/2022

SUBJECT: P/22/0208 | Construction of 4 bedroom dwelling with associated access, landscaping and ecological works | Land Adjoining 1 Cae Deri Heolgerrig Merthyr Tydfil CF48 1BY

This application is related to a previous application (P/22/0007) for the same site.

P/22/0007 was an application for the construction of two dwellings as part of a wider housing development (Plots 6 and 7).

P/22/0208 is an application just for the construction of a single dwelling (Plot 6).

Therefore, the recommendations set out in the ecological survey (undertaken for the previous application) as they related to Plot 6 are appropriate and acceptable. See below for the latest version:

- o 1 Cae Deri, Heolgerrig, Merthyr Tydfil, CF41 8BY. Ecological Assessment, Issue 1VB. BE Ecological Ltd, 04/05/22.

This will be subject of an appropriately worded planning condition.

Further requirements below.

Lighting

Clarification is required regarding whether or not there will be external lighting onsite. **If lighting is proposed, all details are required for assessment prior to determination.** Any proposed lighting will conform to (<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>) and there must be a demonstration/explanation of how the proposed dark areas will be kept dark.

Mitigation, compensation and enhancement measures

APPENDIX F – Proposed plan. Cae Deri – Ecology Interventions

The following measures have been marked on the plan:

- o Bat boxes x2
- o Sparrow boxes x2
- o Gaps for hedgehogs x6
- o Native hedge x1
- o Reptile hibernacula x1

- Wildflower area x1
- Dark corridor for bats

Information to be added to the plan:

- Specification for Wildflower area (seed mix)
- Lawned areas labelled with seed mix

A Landscape Ecological Management Plan (LEMP) is required for *all* ecological and landscape elements onsite. This will include maintenance and management prescriptions for 5 years post construction. Ideally, this would be required prior to determination, however, it would be acceptable for this to be the subject of an appropriately worded planning condition. NB the LEMP would be required prior to commencement of works. Written approval from the LPA ecologist would be required in order to discharge the condition.