

INTERNAL MEMORANDUM

To: Huw Roberts
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 2
Date of previous memo: -
Date: 29/07/2022

SUBJECT: P/22/0078 | Change of use from care home to emergency and temporary supported living accommodation along with a community hub for service support providers. | Marsh House 15 Dynevor Street Georgetown Merthyr Tydfil CF48 1AY

Documents provided in support of the above application:

1. MSH-DCS-046 MARSH HOUSE. TECHNICAL NOTE: BAT POTENTIAL ROOST ASSESSMENT (PRA): DATE: April 2022. REDSTART.
2. MSH-DCS-062 MARSH HOUSE. BAT SURVEY REPORT. REV P01. ISSUE DATE: July 2022. REDSTART.

Comments

General requirements

- Works will be undertaken when bats are active (March to October). This is a precautionary measure, to avoid the hibernation season. NB hibernation use has not been ruled out.
- Any new external lighting associated with the scheme will need to comply with the following guidelines:
<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
Key to this will be sourcing an LED luminaire with a colour temperature of <2700Kelvin and a peak wavelength higher than 550nm, with a downward directional design to retain darkness above and mounted on the horizontal with no upward tilt.
This must be demonstrated.

Enhancements

- There will need to be enhancement of the site in line with the Environment (Wales) Act 2016. See below:
 - **x2 Bat Boxes** – 2FN Schwegler boxes (as specified within Document 2) will be erected on suitable trees located east of Marsh House on the River Taff banks under guidance of an ecologist.
 - **x2 Bird Boxes** –
 - x1 '1B Schwegler Nest Box' (<https://www.nhbs.com/1b-schwegler-nest-box>); and
 - x1 '2H Schwegler Robin Box' (<https://www.nhbs.com/2h-schwegler-robin-box>)

... will be erected on suitable trees located east of Marsh House on the River Taff banks under guidance of an ecologist.

- **Landscaping** – native species of local (or at least Welsh or UK) provenance will be used. This must be set out in a landscape plan to be approved by the LPA ecologist.
- **Lighting** – replacement of any current luminaires to comply with the specification set out in the previous comment regarding new onsite lighting above.

NB all of the above can be dealt with post-determination using appropriately worded planning conditions.