

INTERNAL MEMORANDUM

To: David Cross
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 24/08/2022

SUBJECT: P/22/0218 | Siting of a rural enterprise dwelling (3 years) with dependent relative's annex and the erection of a general purpose livestock building and associated works | Pencoedcae Farm Cwmblacs Merthyr Tydfil CF48 4AJ

A previous 'outline' application (P/21/0330) for this site was refused (Refusal of Permission notice dated 4th April 2022).

This new 'full' application has the same redline boundary plus an extra separate area to the south.

A series of amendments to the submitted Preliminary Ecological Assessment (PEA) report were required during the previous application. The last set of comments were as follows in the box below:

Updated document supplied in support of the above application:

- Preliminary Ecological Assessment. Pencoed Cae Farm. CSM Ecology Ltd. Version 3, dated 09 February 2022

COMMENTS – remaining issues

TN2 shows a view of the intended location for the intended dwelling. It is assumed that the structures in this image will be removed. These have some suitability for roosting bats.

David – can you please seek some clarification regarding whether or not any onsite buildings/structures are to be removed/demolished to facilitate the development? If not, then that's fine. If any are to be removed, then they need to be described and assessed in terms of roosting bats.

More information required regarding bats and lighting:

- 1 There must be no lighting of the woodland habitat to the north. A dark corridor must be maintained.
- 2 Proposed internal and external lighting must conform to <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>. Elevation of the proposed buildings are required, for example, to assess any impacts of internal lights on the nearby woodland.

1 and 2 will need to be conditioned.

Enhancements: there will need to be enhancement in line with the Environment (Wales) Act 2016 and Welsh Government Circular 'Securing Biodiversity Enhancements' sent to Heads of planning in October 2019. These must be proposed and added to the report for approval. Full specifications are required and the enhancements will be marked on all relevant plans and drawings for the site.

It is noted that some references to enhancements in the form of bat boxes have now been included. I have some comments regarding these?

1. I am not familiar with the Schwegler FDT bat box. Could details be provided?
2. All bat boxes on the building will be integrated and will not be illuminated.
3. The wooden boxes for trees are not acceptable. These will be replaced by woodcrete alternatives for increased longevity.

More details will be required at the reserved matters stage - full specifications are required and the enhancements will be marked on all relevant plans and drawings for the site.

These comments still stand. Also, given this is now a full application, the further details referred to in the box above (final paragraph) will be required prior to planning determination.

In addition, there will need to be an assessment made of the extra area to the south of the original redline boundary with comments incorporated into the PEA report for approval by the LPA ecologist.