

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 2
Date of previous memo: 01/02/2024
Date: 06/02/2024

SUBJECT: P/24/0016 | Demolition of existing rear extension and conversion of existing building into 4 self contained flats | La Bodega 1 Pant Road Dowlais Merthyr Tydfil CF48 3SH

Document submitted in support of the above application:

1. La Bodega, 1 Pant Road, Dowlais, Merthyr Tudful [sic], CF48 3SH. An Ecological Survey Report (including a Green Infrastructure Statement). January 2024. Morgan Ecology.

COMMENTS

Bats

The PRA (structures) has found the building to have moderate suitability for roosting bats (and also suitability for nesting birds).

In line with current industry guidance (Collins 2023), bat emergence surveys are therefore required to determine presence or likely absence of roosting bats. For moderate roost suitability, two separate dusk emergence survey visits are required, at least 3 weeks apart between May and September, with at least one survey undertaken between May and August. Night Vision Aids (NVAs) will be employed as per the guidelines and static detectors will be deployed within the structure for at least 5 nights between the two emergence surveys.

This survey work is required prior to determination of the planning application.

No further work will be undertaken until planning permission has been granted.

Full details of the compensation and enhancement measures for roosting bats is required.

Lighting

All lighting (external and internal) must conform to the following guidelines:

<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

No features suitable for roosting bats will be directly illuminated and there will be dark routes from those features leading off site.

This must be demonstrated.

Compensation and enhancement

Page	Enhancement or compensation measure	Comment
10	<i>'At the south-east gable end provision can be made for bats to access the wall plate. Here it is expected that the existing spaces at the tops of the gable end wall will be retained or reproduced. Any barge boards are likely to be attached to a flying rafter. The upper sections (either side of the apex) must provide spaces for bats whereby the bats can climb up the exterior stonework, and enter the space between the ladder noggings, and, if they wish, crawl down into the loft (see Figure 4). Access slots must be small to avoid large birds gaining access to the wall plate, and openings of 300mm in length, by 18mm in depth are sufficient.'</i>	<p>Please could this measure be firmed up, so for example,</p> <p><i>'At the south-east gable end provision will be made for bats to access the wall plate. The existing spaces at the tops of the gable end wall will be retained or reproduced. The barge boards will be attached to a flying rafter.'</i></p> <p>The ecologist needs to have full information from their client regarding the works to allow definite statements to be made.</p>
11	<i>'However, other provision must be made for bats, and this must be carried out at the rear of the existing building, close to the south-east gable end wall (see Plate 4).'</i>	Please could details of the other provision for bats (referred to here) be provided?
11	<i>'As starlings have been recorded in the area, it is recommended that a suitable nest box (see Plate 15), is provided. A suitable location would be on an upper wall of any extension if subsequently permitted.'</i>	Please could a suitable position be identified on the existing building as the construction of an extension is not part of this planning application?
11	<i>'A Schwegler 1FR bat tube (see Plate 17) (or similar agreed), must be sunk into the stone work, and an example is provide of how such a box must be integrated into a wall (see Plate 18). The box can be covered with a cement screed, so that it is not obvious when viewed from the ground. This location is considered to be suitable, because although it is near to a rain water downpipe, it otherwise affords a good location in sunlight, which will offer thermal gain, and an otherwise unobstructed flight route for access/egress.'</i>	This is fine.
12	<p><i>'The development at La Bodega offers an opportunity to benefit bees and other insects. Ideally some of the back yard area can be used to provide suitable flowering plants, either in borders, or, in pots/planter.</i></p> <p><i>Even small corners can be utilised, to provide enhancements for insects, and a dense planting of lavender (<u>Lavandula spp.</u>), in various locations, will benefit bee species in particular. Other plants which can be included, and which will benefit insects at different time of year are listed in Table 5 below.'</i></p>	Please could details be provided specifying exactly how this will be achieved.
NB please could the above measures be added to all relevant architect plans, drawings and elevations?		

Green Infrastructure Statement

Please could the recommendations stated on page 12 of Document 1 be firmed up to state the measures that will happen, rather than measures that there is scope for?

So, for example:

- x amount of trees will be planted along the ?? boundary;
- a porous ground surface will be installed in the car-parking area

Further details will also be needed, for example what size/age of tree will be planted, a short statement regarding long term establishment, management and maintenance measures? Details of the porous ground surface to be used will also be provided.

This will be marked up by the architect on a suitable plan.