

INTERNAL MEMORANDUM

To: David Cross (Planning Case Officer)
From: Matt Davies (Ecologist)
Ext: 5278
Version: 4

Date: 16th June 2022

SUBJECT: P/16/0077 ERECTION OF 23 DWELLINGS WITH ASSOCIATED HIGHWAY WORKS AT LAND TO THE REAR (NORTH-WEST) OF 53-83 EDWARD STREET AND 1-7 TAIR TWYNAU PANT

The following updated reports/documents have been submitted in support of this application:

1. Ecological Assessment. Land at Trevor Close, Pant, Merthyr Tydfil. **May 2021. Issue 1, VC (dated 23.05.22).** BE Ecological.
2. Bat Survey. Trevor Close, Pant, Merthyr Tydfil. **May 2021. Issue 1VB (dated 28/07/21).** BE Ecological Ltd.
3. Soft Landscaping Link Zones and Core Planting. Project Number 7778. Drawing Number 31. **Revision G.** Dated May 2019.

Comments below

Document 1.

On page 57 there is an image of a metal grill – leading to an underground space. Couldn't see anything in the report describing this? What is this? More detail required.

Still nothing in the report about this.

Documents 1 and 2.

These should include the up to date site plan (Document 3) which should be referenced and discussed in the context of, for example, the mitigation for bats and the compensation for invertebrates etc.

Document 3.

All fence lines need to clearly marked-up on the plan.

General

- A lighting plan (demonstrating Vertical and Horizontal Illuminance) will be required to demonstrate how the dark areas (e.g., around site boundaries and within all Landscape Zones) will be achieved. Dark routes must also be provided to and from integrated bat boxes. In addition, any and all onsite lighting will be demonstrated to conform to the following guidance

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

This will be required prior to determination.

- A Landscape Ecological Management Plan (LEMP) is required for the site prior to commencement of works. This will include full details of the planting (only native species of local or at least UK provenance will be used) in all Landscape Zones and boundary habitats along with all ecological mitigation, compensation and enhancement measures. This can be subject of an appropriately worded planning condition. The LEMP will need to be approved in writing by the LPA Ecologist.
- All Landscape Zones (1-10) and boundary habitat outside of the curtilage of the properties will be managed by a management company for at least 25 years (implementing the LEMP). There will be no access to these areas by residents or the public. Access will only be allowed for maintenance and management purposes. Details of this will be required prior to determination.
- Reptile Method Statement (RMS) as detailed in Appendix D will be subject of an appropriately worded planning condition. Details of the Ecological Supervision (numbers of reptiles observed, moved etc) will be provided (to be approved in writing by the LPA Ecologist) in order to discharge the condition.
- A method statement regarding the onsite Invasive Non-Native Species (INNS) (produced by a specialist contractor) is required for the site prior to commencement of works. This can be subject of an appropriately worded planning condition. The LEMP will need to be approved in writing by the LPA Ecologist.