

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 4

Date of previous memo: 27/08/2024

Date: 16/09/2024

SUBJECT: P/24/0093 | Outline Planning Permission with all matters reserved for construction of four new dwellings and associated works | Land Adjacent To 36 Hylton Terrace Bedlinog Treharris CF46 6RG

1. Hylton Terrace, Bedlinog, Merthyr Tydfil, CF46 6TY. Proposed Residential Development. Site Assessment Survey. Date: 05th July 2024.
2. Proposed residential development land adj. 36 Hyton Terrace, Bedlinog produces by ArdenKitt Architects on behalf of Ruby Housing Solutions. Job number: 2308. Drawing number: AL(00)006A. Rev: *. Date 15/04/24.
3. Hylton Terrace, Bedlinog. Bats & Trees Survey Report prepared by Ecological Services Ltd on behalf of Ruby Housing Solutions. Version V1.0. Date: September 2024.

COMMENTS

Documents 1 + 3

- These are both acceptable documents and can be included as approved documents within Condition 2 of the planning permission. All recommendations as set out in Document 1 will be followed and all measures included at the reserved matters stage.

Document 2

- This document is a drawing that has been marked up by the ecologist rather than the architect. An updated architect drawing is needed, with a new drawing number, revision code and date to avoid confusion and possible omission of ecological measures later during the construction process.

General

- As this is an outline application, a Green Infrastructure Statement (GIS) setting out broad, achievable principles will be acceptable. **NB this is required prior to determination – in particular broad measures demonstrating that a 3:1 replacement of trees removed to facilitate the proposed development is achievable on site (without the loss of any other valuable habitat).** A more detailed version of the GIS must be conditioned, which can be tied in with a detailed Landscaping Habitat & Ecology Scheme (LHES), both of which will be required at the reserved matters stage.

- A detailed long-term Landscaping, Habitat & Ecology Scheme (LHES) is required. The LHES must include, but not be limited to, the following:
 - Details of retained landscaping/habitat/green infrastructure
 - Details of new landscaping/habitat/green infrastructure
 - A planting plan
 - Long term (at least 25 years) maintenance and management measures for all onsite landscaping/habitat/green infrastructure (both retained and new)
 - Details of other ecological measures, e.g., bat boxes, bird boxes, hibernacula, gaps in boundaries for hedgehogs etc
 - Monitoring post-development for all onsite landscaping/habitat/green infrastructure and other ecological measures
 - Details of the funding mechanisms to meet the maintenance, management and monitoring objectives.
 - Details of the responsible person

The LHES can be provided via an appropriately worded planning condition at the reserved matters stage. Written approval from the LPA ecologist will be required to discharge the condition.

- An internal and external Lighting Scheme must be submitted to and approved in writing by the local planning authority. The Lighting Scheme must conform to the latest guidance for wildlife-friendly lighting (<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>). Ideally, this would be provided pre-determination, but could also be provided via an appropriately-worded planning condition. Written approval from the LPA ecologist will be required to discharge the condition.
- A Construction Environmental Management Plan - Biodiversity (CEMP-B) is required. This must include details of tree protection with input from an arboriculturalist. Ideally, this would be provided pre-determination, but could also be provided via an appropriately worded planning condition. Written approval from the LPA ecologist will be required to discharge the condition.
- A Precautionary Working Method Statement (PWMS) for protected species [for example bats / reptiles / amphibians / hedgehog / badger / nesting birds] must be submitted to and approved in writing by the Local Planning Authority. Ideally, this would be provided pre-determination, but could also be provided via an appropriately worded planning condition. Written approval from the LPA ecologist will be required to discharge the condition.