

INTERNAL MEMORANDUM

To: Caroline Pulley
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 3
Date of previous memo: 13/01/2023
Date: 23/01/2023

SUBJECT: P/22/0290 | Change of use of respite home to 10 affordable housing flats with associated external works including new dormers and a raised walkway | Llysfaen Care Home Maesygareg Cefn Coed CF48 2NE

Documents submitted in support of the above application:

1. Bat Survey: Former Llysfaen Care Home, Pearce's Court, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2NE. Ecological Services Ltd. **Version V4.0. Date 23rd January 2023.**
2. Proposed Site Plan (Lower Level) - **4004** – PEN – ZZ – ZZ – DR – A – 1060 – S4 – **P7**. Date Sept 2022.
3. Proposed Site Plan (Upper Level) - **4004** – PEN – ZZ – ZZ – DR – A – 1061 – S4 – **P5**. Date Sept 2022.
4. Proposed Elevations 1 – 4004 – PEN – ZZ – ZZ – DR – A – 2000 – S4 – P3. Date Sept 2022.
5. Boundary Treatments – 4005 – PEN – ZZ – ZZ – DR – A – 3011 – S4 – P1. Date Nov 2022.

COMMENTS

Document 1

- Document 1 is acceptable. All recommendations will be followed. This will be subject to an appropriately worded planning condition.

Documents 2, 3, 4 & 5

- Documents 2 and 3 show the positions of the bat and bird boxes, but these need also to be added to any relevant elevation drawings (e.g., Document 4).
- New trees/hedges/planting – all need to be native species of local (if not Welsh/UK) provenance. A 10 year Landscape Management and Maintenance Plan is needed to cover retained and new onsite vegetation (including lawn areas – see below).
- Some garden habitat that may be laid to lawn to the NE of the building – is this to be seeded with grass mix? If so the following seed mix (or equivalent) will be used:
<https://wildseed.co.uk/product/mixtures/complete-mixtures/special-habitat-mixtures/flowering-lawn-mixture/>
- New fencing will need gaps for movement of hedgehogs across the site. These will need to be shown in Document 5 and on Documents 2 & 3.

Lighting

- Bat and bird boxes will not be directly illuminated and dark routes must be in place linking the boxes to the wider environment will be provided and marked on an appropriate plan/drawing.
- If external lighting is proposed, this must conform to the following guidelines:
<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>