

INTERNAL MEMORANDUM

To: David Cross
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1

Date of previous memo: -

Date: 20/03/2024

SUBJECT: P/24/0059 | Retrospective planning permission for emergency repairs to stabilise and temporarily weatherproof the building, including the demolition of all oriel windows and the replacement of the existing temporary roof. | Former YMCA Building Pontmorlais West Merthyr Tydfil CF47 8UU

COMMENTS

The previous planning application – P/20/0219, required a bat derogation licence from NRW.

The associated bat method statement submitted as part of the licence application required, for example, the creation of a bat house, landscaping in line with an agreed landscaping scheme and the installation of lighting in line with an agreed lighting plan.

Regardless of the changes to the plans for the building (i.e., making the building safe and mothballing instead of a full development of the building for use) the requirements of the licence must still be met.

P/22/0012 concerned the discharge of certain conditions from P/20/0219 that are relevant to the bat licence:

- Condition 3 (Soft Landscaping)
- Condition 8 (Lighting Plan)

The landscaping scheme must be implemented. This is important for the functionality of the bat house.

Similarly for the lighting scheme. Whilst it is recognised that onsite lighting may now not follow the scheme produced for P/20/0219, any lighting installed must produce the same result in terms of not illuminating the bat house access points and providing a dark route through the site.

These elements may also be relevant to the new requirements and emphasis of PPW12 – see the box below for further details.

The new Planning Policy Wales (PPW 12), Chapter 6 must be taken into account where relevant to this application.

The main changes to policy (that are or may be relevant to this application) are as follows:

Green Infrastructure: stronger emphasis on taking a proactive approach to green infrastructure, the submission of a proportionate green infrastructure statement with planning applications and signposting Building with Nature standards.

Net Benefit for Biodiversity and the Step-wise Approach: further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider enhancement and long-term management at each step. The use of the green infrastructure statement as a means of demonstrating the stepwise approach is made explicit. A simplified diagram of the policy approach has been developed (which will be further refined in the consolidated version of PPW12). The importance of strategic collaboration to identify and capture larger scale opportunities for securing a net benefit for biodiversity is recognised.

Trees and Woodlands: closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.