

INTERNAL MEMORANDUM

To: Caroline Pulley
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1

Date of Memo #-: -

Date: 22/07/2021

SUBJECT: P/21/0228 | EXTEND AND RAISE ROOF OF GARAGE TO ACCOMMODATE FIRST FLOOR GYMNASIUM ANCILLARY TO THE USE OF TIR COOK FARM BUNGALOW | TIR COOK FARM BUNGALOW TWYNYGARREG TREHARRIS CF46 5RN

Rural site to the south east of Aberfan in Merthyr Tydfil, with adjacent plantation woodland blocks and agricultural fields.

Designated sites within 500m of the application site:

- Sites of Importance for Nature Conservation (SINC) – x2 (closest, Mynydd y Capel: 239m);
- Ancient Semi Natural Woodland (ASNW) – x4;
- Plantation on Ancient Woodland Site (PAWS) – x1;
- NRW Priority Area (Woodland – PAWS).

Priority and protected species within 500m of the application site:

- Birds (including Schedule 1¹ species);
- Invertebrates (including Section 7² species);
- Bats (closest record for common and soprano pipistrelle, 779m from site);
- Vascular plants.

A Preliminary Roost Assessment (PRA) for bats and nesting birds of the site (undertaken by a suitably qualified and experienced ecologist) was previously recommended in a weekly list comment (Planning applications registered in week ending 02/07/21).

However, correspondence from the planning case officer confirmed that work on the garage had already commenced without permission.

This disappointing development means that the PRA is now not required.

If planning permission is granted, there will need to be enhancement of the site in line with the Environment (Wales) Act 2016 and Welsh Government Circular 'Securing Biodiversity Enhancements' sent to Heads of planning in October 2019.

The following will be required:

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

The newly proposed loft space will be provided for bat species - to include suitable features and entrance points for:

- Bat species that need a flight space (e.g., brown long-eared bats)
- Bat species that need a flight space and flight access into the roost (e.g., lesser horseshoe bat)

The roof will be lined with BS747 Type 1F bitumen roofing felt ONLY throughout. No breathable membrane will be used.

Where treatment of existing timbers is required in-situ, only products suitable for use around bats will be used, as specified by Natural England and DEFRA at <https://www.gov.uk/guidance/bat-roosts-use-of-chemical-pest-control-products-and-timber-treatments-in-or-near-them>. A copy of the approved list will be issued to all contractors. New timbers will be pre-treated prior to installation.

Integrated bat boxes (x2) suitable for crevice-dwelling bat species (e.g., common pipistrelle) will be included in the walls of the proposed new structure.

The bat loft and bat box entrances will not be illuminated and there will be dark flight routes to and from the bat loft and bat box entrances.

A suitable qualified ecologist (SQE) will be commissioned to produce a suitable range of measures along the lines of those referred to above. The SQE will liaise with the architect to produce drawings illustrating these measures (including the dark routes).

There will be no extra onsite external lighting above existing levels.

Confirmation of the correct installation of the measures will be required in an e-mail to be accepted in writing by the LPA ecologist.

The above enhancement measures will be a condition of the planning permission if granted.