

INTERNAL MEMORANDUM

To	Kate Glover
From	Matt Davies
Memo #	1
Date	24/06/2026
Previous memo date	-
Application:	P/26/0122 Discharge of condition 4 (lighting) of planning permission P/24/0227 for Proposed change of use from hotel (C1 Use Class) to temporary supported living accommodation (Sui Generis) with internal and external alterations and associated works Tregenna Hotel Park Terrace Merthyr Tydfil CF47 8RF

CONDITION 4 (of P/24/0227)

Prior to the erection of any external lighting, full details of a lighting scheme shall be submitted to and approved in writing by the local planning authority. The details shall include details of the lighting to be used, horizontal and vertical lux levels and mitigation measures to be put in place to minimise the light spill towards the boundary to the southwest of the site.

The lighting shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1	Lighting Report. Object: Exterior. Installation: Tredgenna [sic] Hotel. Project Number: 22566. <i>Prepared by Tam-lite Lighting. Dated: 15/05/2026.</i>
2	Lighting Layout. Tredgenna [sic] Hotel Exterior. Drawing Ref: 22566/03. Revision: 03. <i>Prepared by Tam-lite Lighting. Dated: 15/05/2026</i>

REQUIREMENTS AND COMMENTS

The Lighting Scheme must conform to the latest guidance:

- A. Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
- B. Good Practice Guidance: Planning for the Conservation and Enhancement of Dark Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>

Links to the data sheets for the luminaires must be provided. Colour temperature must be 2700K or lower.

Previous comments regarding the lighting from the LPA ecologist (memo #2, dated 18/11/2024):

There are nearby records of two species of horseshoe bat; these species are impacted by light. In order to safeguard any commuting routes these species may be using, lighting must be kept to an absolute minimum. Therefore, there must be no extra lighting above current levels along the south eastern elevation and there must be a 'dark' route (no increased lighting above current levels) along the south western boundary of the site to allow bats to commute to the (offsite) trees near the western corner of the site.

Documents 1 and 2 do not confirm that the lighting along the stated boundaries meets the above criteria. The agreed bat and bird provisions (e.g., raised ridge tiles and boxes) must not be directly illuminated and there must be dark routes to allow functional access to these measures.

As per the principles set out in Good Practice Guidance Document B: light must only be used where and when necessary. Therefore, lighting should be controlled by switch off, dimming or PIR sensors. There is no reason lights should remain on continuously from dusk until dawn.

Document 2 references 'sensors', but a full explanation of the control measures proposed must be supplied.