

INTERNAL MEMORANDUM

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

Memo number: 4

Date of previous memo: 18/09/2024

Date: 21/10/2024

SUBJECT: P/24/0016 | Demolition of existing rear extension and conversion of existing building into 4 self contained flats | La Bodega 1 Pant Road Dowlais Merthyr Tydfil CF48 3SH

Document submitted in support of the above application:

1. La Bodega, 1 Pant Road, Dowlais, Merthyr Tudful [sic], CF48 3SH. An Ecological Survey Report (including a Green Infrastructure Statement). **Revision 2. October 2024.** Morgan Ecology.
2. La Bodega, 1 Pant Road, Dowlais, Merthyr Tudful [sic], CF48 3SH. A Supplementary Ecological Survey Report. **August 2024.** Morgan Ecology.
3. La Bodega, Pant Road, Dowlais, Merthyr Tydfil, CF48 3SH. Proposed Plans, Elevations & Sections. Drawing No: LA BODEGA FULL 02B. Date: Jan 24. *Provided to the LPA Ecologist in an e-mail dated 18/10/2024 @9:07.*
4. La Bodega, Pant Road, Dowlais, Merthyr Tydfil, CF48 3SH. Existing & Proposed Plans. Drawing No: LA BODEGA FULL 03C. Date: Jan 24. *Provided to the LPA Ecologist in an e-mail dated 18/10/2024 @9:07.*

COMMENTS

Bat + Bird boxes

Model and hyperlink to specification for the bird and bat box will be added to Document 3

Lighting

All lighting (external *and* internal) must conform to the following guidelines:

<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

No features suitable for roosting bats will be directly illuminated and there will be dark routes from those features leading off site.

This must be demonstrated.

The lighting scheme can be provided via an appropriately-worded pre-planning condition that must be submitted to and approved in writing by the local planning authority ecologist.

Green Infrastructure Statement

A short statement regarding long term establishment, management and maintenance measures (including how they will be funded) of the Green Infrastructure to be created onsite.