

INTERNAL MEMORANDUM

To: Caroline Pulley
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 3
Date of previous memo: 01/07/2022
Date: 11/07/2022

SUBJECT: P/21/0382 | Proposed front and side extensions, rear and side canopies, provision of outdoor seating and associated works | Webster House Dynevor Street Georgetown Merthyr Tydfil CF48 1BA

Report and documents submitted in support of the above application:

1. Bat Survey. Webster House, Dynevor Street, Merthyr Tydfil. Be Ecological Ltd. Issue 1, Version D. June 2022. **REVISION D, dated 07/07/2022. Provided in an email to the LPA ecologist on 07/07/2022.**
2. WEBSTER ECO 4J.pdf **Provided in an email to the LPA ecologist on 07/07/2022.**
3. WEBSTER ECO 6GGG.pdf **Provided in an email to the LPA ecologist on 07/07/2022.**

Comments/requirements (previous comments in italics):

- o *The bat access points on the building and the bat boxes on the trees will not be directly illuminated, but, in addition to this there must be dark routes away from the access points and bat boxes. A lighting plan is required that demonstrates this.*

The annotation added to Document 2, does not constitute a lighting plan. Lighting positions, specifications of luminaires and a horizontal illuminance plan is required.

There are two approaches that could be taken:

1. Lighting plan provided and agreed prior to planning determination.
 2. Planning condition requiring lighting plan to be provided and agreed pre-commencement.
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1. Planning determination delayed until lighting plan submitted and agreed.
 2. Planning is granted with a lighting condition – this will need to be discharged before a derogation licence can be applied for from NRW.

Either way there will be a delay until the lighting plan is in place.