

23 August 2022

FAO Steffan Harries
LRM Planning

BY E-MAIL ONLY

Dear Steffan

**COWBRIDGE COMP, ABERTHIN ROAD
BATS & LIGHTING**

Further to receipt of comments from the NRW (02 March 2021), please see the Site Lighting Plan (Drawing no: 319/2/E1) and amended bat house plan (Drawing no: 3703/PA/230 Rev A). NRW raised two main queries in their response of 02 March 2021 relating to the detail of the mitigation strategy and the lighting plan.

With regards to the bat mitigation at the site, NRW advised that:

...a detailed mitigation strategy would need to be submitted upfront in support of any planning permission sought. Mitigation should be appropriate and proportionate to the bat species and roost types on site.' A detailed mitigation strategy must include;

- o Details of the permanent bat house to be provided including; all dimensions of the bat house and volume of bat roost areas, details of bat access points, materials to be used (i.e. earth floors, double skin walls), internal structure, and human access points for monitoring, how the bat house sits within the surrounding landscape.*
- o Details of provisions for the long term maintenance and site security of the permanent bat house.*

Additional detail has been added to the detailed bat house plan (Drawing no: 3703/PA/230 Rev A) specifically the internal height of the ground floor and the roof space in the bat house and whether the walls are double skinned.

Hafod will retain responsibility for the site and its management. Hafod would undertake regular inspections to ensure the bat house is secure. Survey would occur bi-annually to ensure the structure is sound. Hafod will retain ownership of the bat house in perpetuity to ensure the property is kept in good order. An EPS development licence will be required to be obtained to undertake the demolition/redevelopment of the site post planning award. The licence conditions will require that monitoring and corrective measures be identified and carried out if the mitigation is unsuccessful. This will ensure the continued functionality of the site.

With regards to the lighting design, NRW requested:

Ecology Consultants

Survey
Assessment
Design

Belfast
Cardiff
Dublin
Reading

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Soltys Brewster Ecology is the
trading name of Soltys Brewster
Ecology Ltd

'A lighting and landscaping plan would need to be submitted with a planning application. This should look to reduce lighting over the site as a whole and avoid lighting completely in proximity to the bat house and the boundaries of the site, ensuring that a vegetated dark corridor would be maintained to the bat house which connects to the wider landscape. The plans should also include; the type of luminaire (including the exact specification), the location and height of the luminaire.'

A revised lighting plan has been produced by Tamlite Ltd. (Drawing no: 319/2/E1) to address these comments. A commitment has been made that:

- All external lights shall be 100% downward directional luminaires
- External lights to be contractor controlled as follows – western boundary to be switched off between 8pm and 6am (April to September) and dimmed to 25% (Oct to March).
- All other external lighting to be controlled via PIR and timer (set to 1min max).

With the adoption of these measures, the enclosed lighting plan demonstrates that a dark corridor can be maintained along the western boundary of the site, providing connectivity between the proposed bat house and the immediate local area. The lux plots illustrate that light reflected at ground level up to the red line boundary is around 1.0 lux, reducing further west. However it should be noted that the bollard lights are 1m high and throw light down and as such there would be virtually no lux level increase above a height of 1m. During the April – September period, these lights would be switched off and dimmed to 25% (i.e. a 75% reduction) from October to March thereby further reducing any risk of light spill and maintaining the dark corridor.

We trust that the additional details are clearly set out in this letter and enclosures and are sufficient to address the NRW comments and permit determination of the planning application.

Should you have any queries or require further input/advise, please do not hesitate to contact us.

Yours sincerely

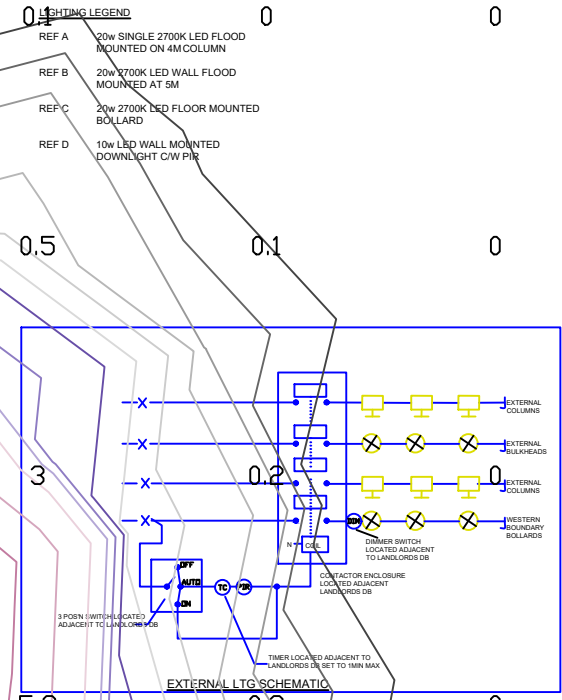


Dr Danielle Fry

*Enc: Site Lighting Plan – Drawing no: 319/2/E1
Proposed Bat House- Drawing no: 3703/PA/230 Rev A*

Symbol	Qty	Article number	Article name	Equipment
A	3	EXPFLA480WWD + TC4M	EXPLORER	1x 40 W
B	6	EXPFLA480WWD + WALL MOUNT	EXPLORER	1x 40 W
C	8	CBL90WWD	CITY BL	1x 9 W
D	8	TAUB08WWD	TAURUS	1x 6 W

NOTES
 1. ALL EXTERNAL LIGHTS TO BE 100% DOWNWARD DIRECTIONAL LUMINAIRES
 2. EXTERNAL LTG TO BE CONTACTOR CONTROLLED AS FOLLOWS: - WESTERN BOUNDARY TO BE SWITCHED OFF BETWEEN 6PM AND 6AM (APRIL TO SEPT) AND DIMMED TO 25% (OCT TO MARCH). HOWEVER ALL OTHER EXTERNAL LIGHTING TO BE CONTROLLED VIA PIR AND TIMER (SET TO 1 MIN MAX) AS SHOWN
 3. SEE LEGEND FOR LUMINAIRE TYPES



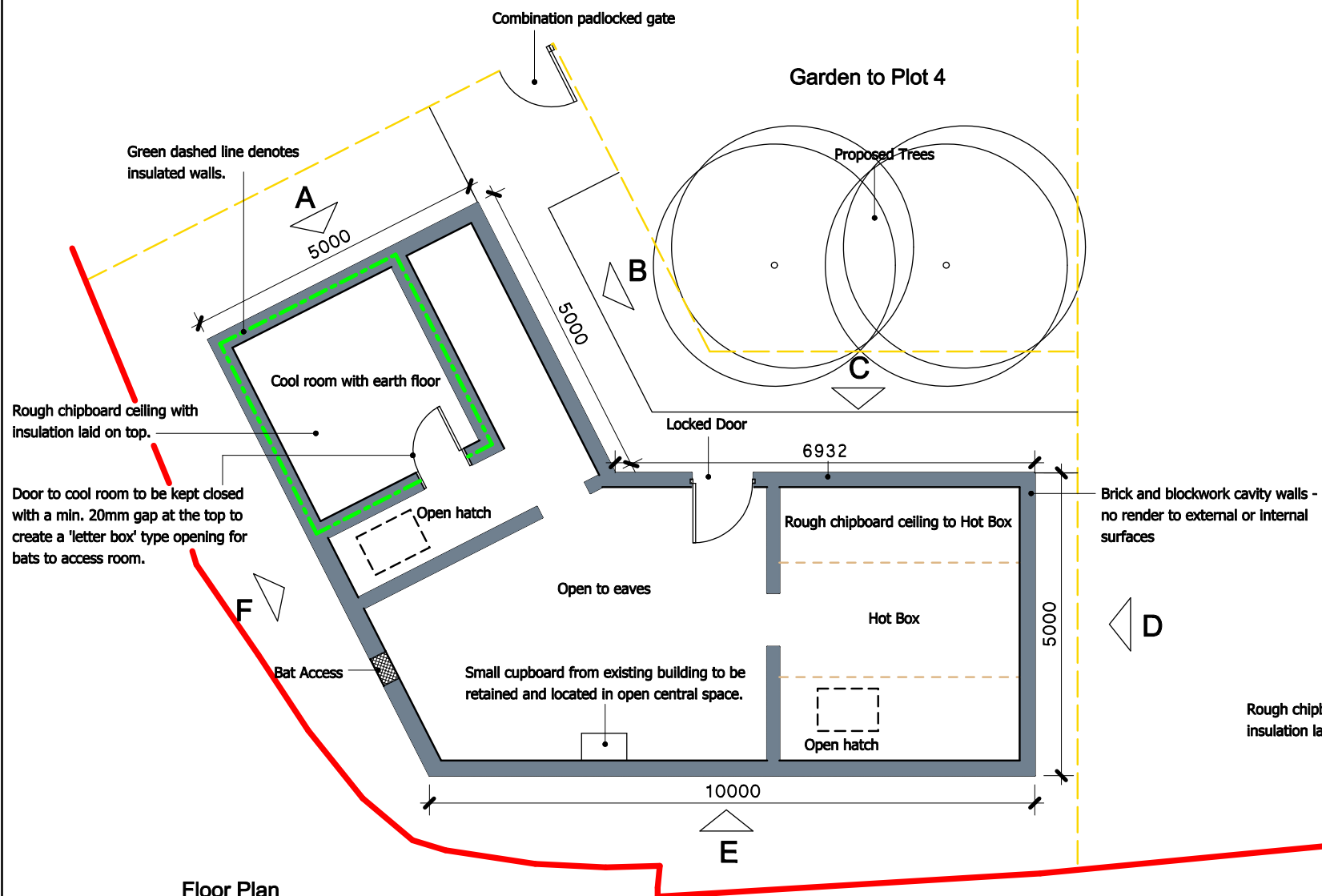
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	01/10/2024	...
2
3

PROJECT: ...
 DRAWING TITLE: ...
 DRAWING NO: ...

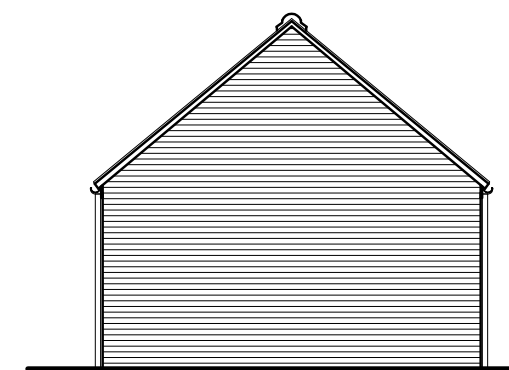
Revisions

A Additional notes added to plan and cross section added.

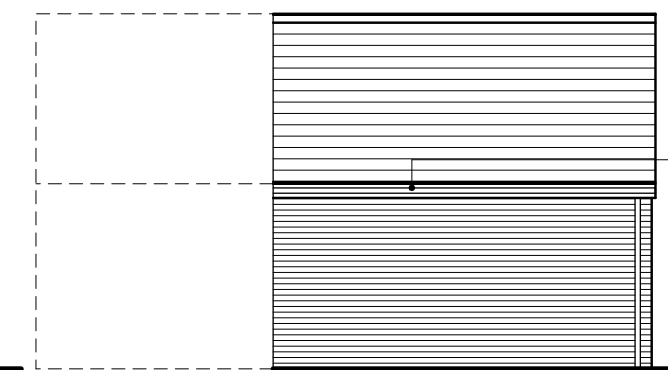
07 May '21



Floor Plan

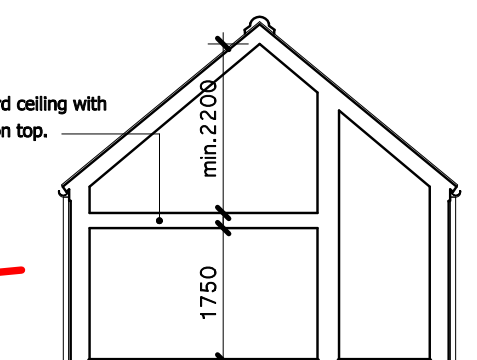


Elevation A



Elevation B

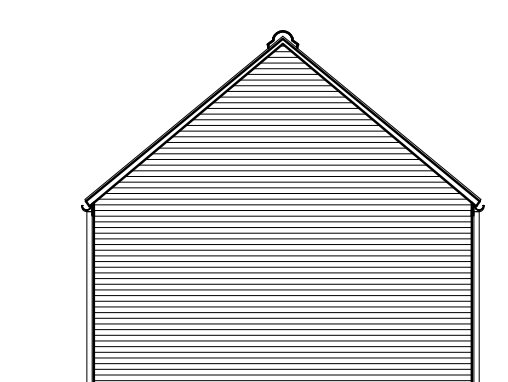
20-30mm gap between fascia & wall to permit bat access



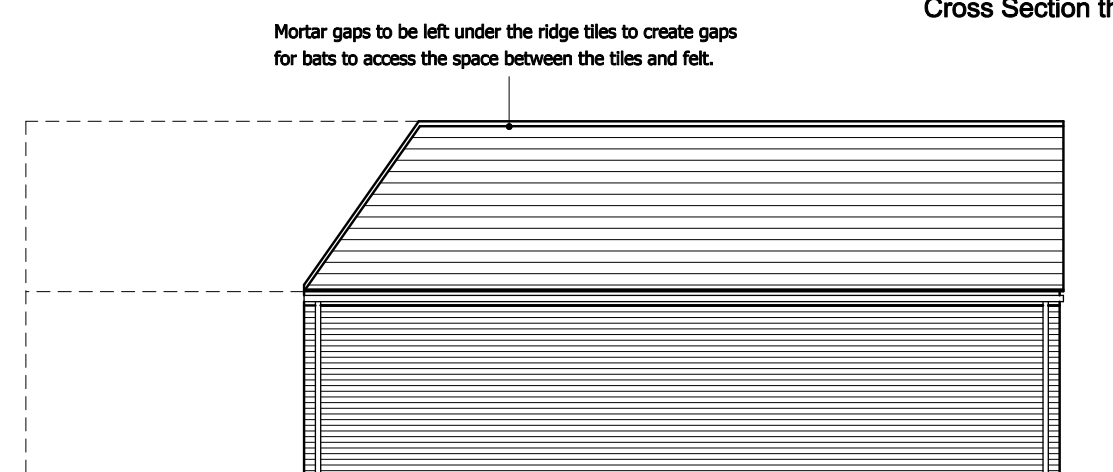
Cross Section through Cool Room



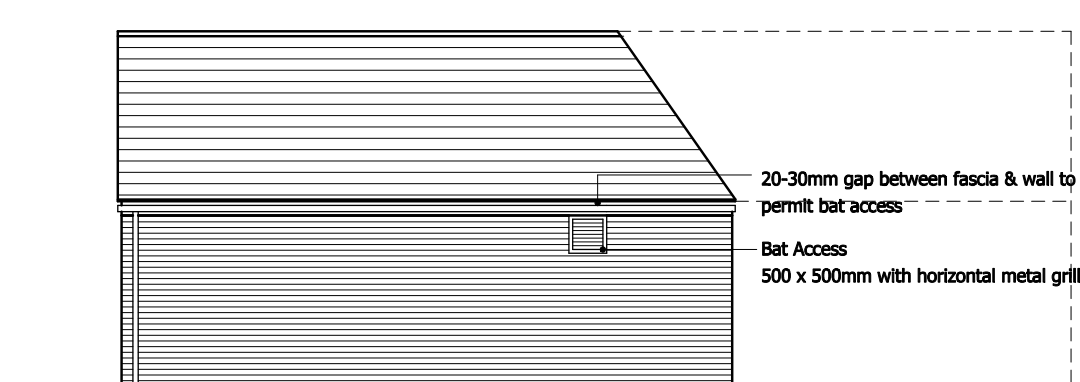
Elevation C



Elevation D



Elevation E



Elevation F

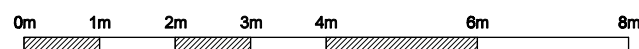
20-30mm gap between fascia & wall to permit bat access

Bat Access
500 x 500mm with horizontal metal grill

Boundary Treatments Key

— Site Boundary - Condition of fence to be assessed and replaced with 1800mm high timber close boarded fence if needed.

- - - 1800mm high timber close boarded fence.



Finishes

Walls
Stock facing brickwork.
No render.

Doors
Timber door.

Pitched Roof
Cambrian slate tile (grey).
with Type 1 bitumastic felt
& untreated timber battens.

Fascias
Dark grey PVCu (RAL 7016).

Rainwater Goods
Black PVCu.

pentan
architects

22 Cathedral Road
Cardiff CF11 9LJ

t: 029 2030 9010
info@pentan.co.uk

Project
Aberthin Road, Cowbridge

Client
Hafod Housing

Drawing Title

Proposed Bat Roost

NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise

Date
Aug '19

Scale
1:100 @ A3

Drawing No.
3703 / PA / 230

Rev.
A