

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 30/06/2023

SUBJECT: P/23/0166 | New building comprising of retail space and residential units | Land Adjacent To 8 & 9 Perrott Street Treharris

Relatively isolated area of ground, succeeded by pioneer species (e.g., buddleia). Close to valuable habitat for priority species (scrub, woodland, wooded river corridor). Remnant walls from previous onsite building present – some holes and gaps present.

Designated sites within 500m of the application site:

- Sites of Importance for Nature Conservation (SINC) – x5 (closest, Afon Bargoed Taf, c.131m from site);
- Ancient Semi Natural Woodland (ASNW) – x9;
- Ancient Woodland Site of Unknown Category (AWSUC) – x1

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

- Birds (including Schedule 1¹ and Section 7² species);
- Fish (including Section 7² species);
- Invertebrates (including Section 7² species);
- Lichens (including Section 7² species);
- Bats (closest roost record for common pipistrelle, c.208m from site);
- Otter;
- Badger;
- Hedgehog;
- Reptiles;
- Amphibians;
- Vascular plants

A brief walkover Preliminary Ecological Appraisal (PEA) of the site (undertaken by a suitably qualified and experienced ecologist) is required. The site visit will also include a Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite remnant wall.

In addition, there will be a PRA of the building to the south west of the site (to assess the impact of construction of the proposed building against the gable end). It is assumed that this offsite building is not owned by the applicant and so the PRA would

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

be limited to the exterior of the property only (unless permission can be secured for an internal survey).

This survey work must provide sufficient information for the local planning authority to assess any potential adverse impacts of the proposed development on priority and protected species and/or habitats, or to identify what further information is required before a full assessment is possible.

The results of the PEA and PRA will be used to inform whether further surveys are required, or to establish the need for and extent of any mitigation and compensation measures required as part of the proposed development.

An Aderyn data search is required from SEWBReC (Package B 1km).

There will need to be enhancement of the site in line with the Environment (Wales) Act 2016.