

INTERNAL MEMORANDUM

To: Caroline Pulley
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of Memo #: -
Date: 07/07/2021

SUBJECT: P/21/0187 | CONVERSION OF THE FIRST AND SECOND FLOOR TO PROVIDE THREE ONE BEDROOM SELF CONTAINED FLATS WITH PART REFURBISHMENT OF GROUND FLOOR TO PROVIDE AN A3 TAKEAWAY USE. PROPOSAL TO INCLUDE ASSOCIATED EXTERNAL WORKS | 32 HIGH STREET MERTHYR TYDFIL CF47 8DE

Part commercial, part residential property. There is nearby tree, grassland and wooded river corridor habitat.

Designated sites within 500m of the application site:

- Sites of Importance for Nature Conservation (SINC) – x1: Afon Taf, c. 186m.
- Buglife B-Lines Area (within c. 350m).

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

- Birds (including Schedule 1¹ species);
- Invertebrates (including Section 7² species);
- Bats (closest roost record for unidentified bat species, c. 104m from site);
- Otter.

A Preliminary Roost Assessment (PRA) for bats and nesting birds of the site (undertaken by a suitably qualified and experienced ecologist) was previously recommended.

However, during a recent site visit by the planning case officer, it was observed that a new roof had already been installed along with replacement fascia boards and soffit boxes

This disappointing development means that the PRA is now not required.

There will need to be enhancement of the site in line with the Environment (Wales) Act 2016 and Welsh Government Circular 'Securing Biodiversity Enhancements' sent to Heads of planning in October 2019.

The following will be required:

- x2 bat boxes will be installed on the eastern gable end as high up towards the apex as possible.

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

<https://www.greenwoodsecohabitats.co.uk/shop> (single crevice box) – or similar.

The bat boxes will not be illuminated.

There will be no extra onsite external lighting above existing levels.

Confirmation of the correct installation of the boxes will be required in an e-mail to be accepted in writing by the LPA ecologist.

The above enhancement measures will be a condition of the planning permission if granted.