

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 16/06/2023

SUBJECT: P/23/0154 | Use of property as House of Multiple Occupancy, conversion of garage to provide additional living space in association with this use with alterations to garage roof and alterations to fenestration | 68 - 70 Brecon Road Merthyr Tydfil CF47 8NN

End of terrace property, close to garden habitat, grassland, scattered trees, woodland, wooded river corridor.

Designated sites within 500m of the application site:

- Sites of Importance for Nature Conservation (SINC) – x3 (closest, Afon Taf, c.140m);
- Restored Ancient Woodland Site (RAWS) – x1;
- Within a Buglife B-Lines Area

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);
- Bats (closest roost record for unidentified bat species, c.279m from site);
- Otter;
- Hedgehog;
- Amphibians (including great crested newt, closest record c.279m from site);

A Preliminary Roost Assessment (PRA) for bats and nesting birds of the site (undertaken by a suitably qualified and experienced ecologist) is required. This 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 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.

A BARB+ data search required from SEWBRcC.

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

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