

INTERNAL MEMORANDUM

To: Kate Glover
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 22/04/2026

SUBJECT: P/26/0019 + P/26/0025 | Proposed new entrance, internal alterations, conversion of basement and ground floor to A3 use, and conversion of the first floor to C1 hotel use (Listed Buildings Consent + Full) | 47 High Street Merthyr Tydfil.

DOCUMENT SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. Former Barclays Bank, 47 High Street, Merthyr Tydfil. Bat Activity Survey report *prepared by* BE Ecological Ltd. Issue 1VA. Dated: 21/04/26.

COMMENTS

- Page 22 – please change the model of the sparrow terrace to a woodstone or woodcrete model.
- The bat and bird box must be clearly marked on the architect plans, drawings and elevations.
- Page 23 – please change ... “*The winter period should be avoided if possible due to the unlikely presence of hibernating bats.*” to “*The winter period must be avoided due to the unlikely, but possible presence of hibernating bats.*” This will then be consistent with the statement found on page 21.
- If external lighting is proposed, a lighting plan must be supplied.
- Planning Policy Wales (PPW 12), Chapter 6 must be considered where relevant to this application.

The main elements of the policy (that are or may be relevant to this application) are as follows:

- *GREEN INFRASTRUCTURE: stronger emphasis on taking a proactive approach to green infrastructure, the submission of a proportionate **green infrastructure statement [GIS]** with planning applications and signposting Building with Nature standards.*
- *NET BENEFIT FOR BIODIVERSITY AND THE STEP-WISE APPROACH: further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider **enhancement and long-term management** at each step. The use of the green infrastructure statement as a means of demonstrating the stepwise approach is made explicit. A simplified diagram of the policy approach has been developed (included within PPW12). The importance of strategic collaboration to identify and capture larger scale opportunities for securing a net benefit for biodiversity is recognised.*

For further information, see here - [Planning Policy Wales - Edition 12 \(gov.wales\)](#)