

INTERNAL MEMORANDUM

To: Caroline Pulley
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 11/03/2022

SUBJECT: P/22/0060 | Erection of a 4 bedroomed dwelling with an integral garage | 26A Courtland Terrace Union Street Merthyr Tydfil CF47 0DT

Plot with small building and vegetated garden. Nearby habitat includes garden habitat and parkland (including mature woodland).

Designated sites within 500m of the application site:

- Sites of Importance for Nature Conservation (SINC) – x1, Afon Taf, c.455m from site;
- Buglife B-Lines Area – x1, c.300m from site.

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

- Birds (including Schedule 1¹ species and Section 7² species);
- Invertebrates (including Section 7² species);
- Bats (closest roost record for soprano pipistrelle, c.167m from site);
- Otter;
- Hedgehog;
- Amphibians (including great crested newt, closest record c.838m from site).

A Preliminary Ecological Appraisal (PEA) of the site plus a Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite building is required. PEA and PRA to be undertaken by a suitably qualified and experienced ecologist. The surveys 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 C 2km).

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

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016