

1.0 Executive Summary

The survey was carried out at Flat 11 Rechabite Hall, Crescent Street,, Merthyr Vale, CF48 4RH as agreed.

The following buildings were inspected:

Flat 11 Rechabite Hall

The scope of inspection in these areas included: Demolition Survey to the entire property.

For further details regarding the scope of inspection see Sections 1.2, 1.3 and Appendix 2 (Plans) of this report and the detailed Pre-Survey Planning Questionnaire within the Survey Plan.

Where specified areas were inspected, these are detailed in the test report pages and illustrated by the highlighted survey layout drawings.

Shield On-Site Services (Asbestos) (SOSS (Asbestos)) endeavours to gather information from the "Duty Holder" to provide site specific information prior to commencement of the survey, this includes:

- Description of property
- Number of buildings
- Approximate building age (pre 1974) (1974 – 1999) (post 1999)
- Site plans (hard copy) (electronic)
- Health and Safety hazards (included in risk assessment)
- Details of previous asbestos works

This information is held in the "Pre-Survey Planning Questionnaire" within the "Survey Plan" and should be referred to in conjunction with this report.

The Survey Plan, which was issued prior to the agreed work, Reference would be S19-01391.

The Total Scores were calculated by an addition of the Material Assessment Scores and the Priority Assessment Scores from the Lead Surveyor without input from the Duty Holder.

The Duty Holder has the ultimate responsibility to check and make sure that the estimates of the Priority Assessment Scores are correct, as he/she has a more detailed knowledge of the site (see section 3.6)(Priority Assessment Scoring is outside the scope of UKAS accreditation where this is without input of the Duty Holder)

Upon completion of the survey and analysis of samples, the survey revealed the presence of 0 asbestos containing material (ACM) on site, the details of which can be seen in the results tables below.

Site: Flat 11 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH

1.1 ACMs Identified or Presumed

Risk Priority 1 Materials – (High Risk)

No Risk Priority 1 materials were identified in this report

Risk Priority 2 Materials – (Medium Risk)

No Risk Priority 2 materials were identified in this report

Risk Priority 3 Materials – (Low Risk)

No Risk Priority 3 materials were identified in this report

1.2 Areas Not Accessed

The Survey Plan includes specific scope of this survey and any other surveys within this project. (The Pre-Survey Planning Questionnaire). This should be consulted for any agreed limitations to scope.

Every effort has been made to identify ACMs during the survey however due to issues such as limited access, health and safety concerns etc identification of all ACMs may not have been possible during this survey.

The following are a list of areas that could not be accessed during the survey and these must be presumed to contain asbestos.

All areas were accessed.

Agreement for exclusion of these areas was sought by SOSS (Asbestos) from the customer representative by the following means (i.e. site discussion, meeting, telephone conversation, etc):

Details of items not accessed within an area; e.g. boxing, ducts, etc. can be found in the main register and these should always be surveyed prior to work being carried out as they must be presumed to containing asbestos until proven otherwise.

1.3 Recommendations / Reservations and Concerns

It is recommended that any remedial / removal works should be undertaken by a licensed asbestos removal contractor; details of recommendations are contained within Sections 4 and 5 of the report. All quantities are estimates and should not be used as a bill of quantities for any removal works. Any items recommended for management should be reassessed through periodic inspection and review. Any area / item deemed as no access must be presumed to contain asbestos until proven otherwise.

All personnel who carry out maintenance or refurbishment etc. must be made aware of the "Asbestos Register", and any areas that contain asbestos materials in which they may be working. The aim is to prevent accidental asbestos exposure, and also prevent delays to possible future work schedules in these areas.

Risk Priority Code 1; Total Scores 18 or higher = HIGH RISK

Recommended Action: Consider initial action such as isolation/segregation of area and air tests. Carry out removal/remedial action to eliminate/reduce the risk in accordance with your Asbestos Policy and Management Plan.

Risk Priority Code 2; Total Scores 12 to 17 = MEDIUM RISK

Recommended Action: Manage as a Priority Code 1, but remedial action may be deferred until maintenance regimes change, demolition or major refurbishments are planned.

Risk Priority Code 3; Total Scores 11 or less = LOW RISK

Recommended Action: Manage and consider removal if the item falls within a demolition or major refurbishment area and work is likely to disturb the material.

Note: When no asbestos is currently known in an area or room no material or priority score will be recorded.

The Risk Priority Codes have been calculated for each asbestos element per area or room, and are shown within the "Survey Data Sheets" in Section 4.0 of this report.

Any change in property usage, including maintenance activities should prompt a formal re- assessment and update of the "Asbestos Register" (including "Risk Priority Scores" and recommended actions). It is recommended that a review/audit should be carried out at least every 12 months to update the system. A written record must be made of each review and any information about ACMs given to anyone who may be at risk from disturbing them (e.g. maintenance workers).

2.0 Introduction

Our laboratory is accredited by UKAS to ISO17020:2012 for the surveying and inspection procedure including priority assessments (UKAS Inspection Body No. 0206) and is accredited by UKAS to ISO17025 for bulk sampling and bulk identification (UKAS Testing No. 0642). Any opinions expressed within this report concerning recommendations are not covered by UKAS accreditation.

2.1 Scope of Work / Areas Included in the Survey

Acting on the instructions of Chris Jones of Merthyr Council an Asbestos Demolition Survey of the site was undertaken on the 17 July 2019 by Carl Corbett and David Gibson of SOSS (Asbestos), in accordance with HSG 264 and HSG 227.

The Survey Plan includes specific scope of this survey and any other surveys within this project. (The Pre-Survey Planning Questionnaire) Information collected as part of the planning process and considered as part of the desk top study will be included in the Survey Plan.

The Survey Plan should reflect the requirements of your business/organization in accordance with HSE guidance document HSG 264 Asbestos: The Survey Guide.

Prior to the survey plan being implemented we required you complete, sign and return to us a copy of the acceptance form, confirming that you have read, understood and agreed with all sections of the Survey Plan including scope, limitations, cost, terms and conditions etc.

The Survey Plan should have been reviewed by the customer and agreed as part of Acceptance before commencement of the survey.

Issue of an order number and permission to commence the survey will also be deemed acceptance of the Survey Plan.

This Survey Report should be read in conjunction with the Pre-Survey Planning Questionnaire within the Survey Plan to provide additional detail regarding scope of work.

The site (see Section 1.0) was carefully inspected visually by a qualified surveyor with samples of suspect materials collected as deemed necessary. The results of the samples taken are detailed within the "Certificates of Analysis" sheets in Appendix 1 of this report.

2.2 Objectives

The survey was carried out to assist the Duty Holder in meeting their requirements for a Demolition Survey.

The asbestos survey has four main elements:

- It must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs
- The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.
- It must inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs
- It should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

3.0 Survey Details

This Survey Report must be read in conjunction with the agreed Pre-Survey Planning Questionnaire within the Survey Plan as it gives greater detail concerning the agreed scope of inspection.

3.1 Site Plans and Recording Sample Locations

Site plans are contained within Appendix 2 of this report. Please be aware that any drawings or diagrams produced are approximate, not to scale and are for the purpose of assisting in locating ACMs only. All samples are uniquely numbered and identified on the Plans and Summary sheets.

Each sample will be uniquely numbered for the purpose of cross-referencing and traceability. If the sample number is prefixed with “Visually Similar” (VS) this indicates that no sample was taken due to its obvious nature, or repetitiveness, and was visually assessed. Where an item is entered on the register as “Strongly Presumed Asbestos” this indicates that no sample has been taken, due to reasons of safety or accessibility (see HSG 264 para 47), and the report result is based on the individual surveyor’s opinion of what the material may be. Each entry will carry comments on its current condition together with a risk assessment.

Photographs of typical elements are normally included in the “Survey Data Sheets” in Section 4.0.

Suspect Materials and Products that may be identified during the Survey include;

Loose Insulation, Sprayed Coatings, Thermal Insulation, Board Products, Paper, Felt, Cardboard, Textiles, Cement Products, Bitumen Products, Textured Coatings, Flooring, PVC, Reinforced Plastics etc.

(ACMs as listed in HSE Publication HSG 264 Appendices 2, 3, should be referred to).

3.2 General Site Information

Site Address:	Flat 11 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH
Contact:	Chris Jones
Customer:	Merthyr Council
Customer Order No:	MTCBC11669
Project No:	S19-01391
Survey Start Date:	17 July 2019
Lead Surveyor:	Carl Corbett
Second Surveyor:	David Gibson
Project Manager:	Kevin Davies

3.3 Survey / Sampling Methods Used

Samples were collected by fully experienced and competent members of staff in accordance with HSG 264 (Asbestos: The Survey Guide) and our UKAS accredited “In House” documented method M002. Samples collected during the survey were analysed in accordance with HSG 248 (Asbestos: The analysts’ guide) for sampling, analysis and clearance procedures) and our in house method M001. A copy of “In House” methods can be provided on request.

3.4 Type(s) of Survey Undertaken

A “Demolition” survey was undertaken to locate and describe, as far as reasonably practicable, all ACMs in the area where the demolition work will take place.

For further details, see the “Survey Plan.”

3.5 Variations / Deviations from Methods and Agreed Exclusions

Pre-agreed exclusions or limitations are included in the “Pre-Survey Planning Questionnaire” within the “Survey Plan”. Any unforeseen inaccessible areas are included in the Executive Summary (see section 1.2 for list of exclusions)

3.6 Explanation of Material Assessment and Priority Assessment Scores

In keeping with current HSE Guidance, SOSS (Asbestos) has adopted methods of evaluating the various risks associated with ACMs. These are evaluated by considering the total risk factors from adding the scores from two separate scoring systems. First, a “Material Assessment Score” is made, followed by the Duty Holder’s Priority Assessment Score.

HSG 264 Material Assessment Scores

The Material Assessment Score comprises four separate elements, as follows:

- The type of the asbestos material (product type)
- Its condition (extent of damage)
- Its surface treatment, and
- The type of asbestos identified

These scores are then evaluated, and given a Material Assessment Category, as follows:

Category A (10 - 12) – regarded as having a high potential to release fibres if disturbed

Category B (07 - 09) – regarded as having medium potential to release fibres if disturbed

Category C (05 - 06) – regarded as having low potential to release fibres if disturbed

Category D (02 - 04) – regarded as having very low potential to release fibres if disturbed

Note: Asbestos debris may be assessed as **Category A**. The Material Assessment categorisation is for guidance purposes and is outside scope of UKAS accreditation.

HSG 227 Estimate of Duty Holder's Priority Assessment Scores

This considers the risk potential by analysing the following:

- Maintenance activity
- Occupant activity
- Likelihood of disturbance
- Human exposure potential

Adding the individual scores from Material Assessment and the Duty Holder's Priority Assessment, results in an overall risk assessment (Total Score) which should be used to establish the priority for ACMs requiring remedial action.

The SOSS (Asbestos) surveyor has made an initial assessment of the Material Assessment Score, and then added this to an estimate of The Duty Holder's Priority Assessment Score, to give a "Total Score". This "Total Score" was then used to calculate the Risk Priority Code (1, 2 or 3) and the appropriate recommended management action. (See Section 1)

If the Risk Priority Code is N/A or Zero, then no asbestos is currently known in that area or room (within the scope of the survey carried out).

However, the Duty Holder has the ultimate responsibility to check and make sure that the estimate of the Duty Holder's Priority Assessment Score is correct, as he/she has a detailed knowledge of the site rather than the surveyor (i.e. he/she should check each calculation, and review the scores if corrections are necessary, or when changes occur).

(Priority Assessment Scoring is outside the scope of UKAS accreditation where this is without input of the Duty Holder)

3.7 References

The following documents contain relevant information on the methods for carrying out asbestos surveys, and the analysis of suspect samples for asbestos identification:

- Control of Asbestos Regulations, 2012 (CAR 2012)
- HSG 264 – Asbestos: The survey guide
- HSG 248 – Asbestos: The analysts' guide for sampling, analysis and clearance testing
- L143 – Managing and working with Asbestos
- HSG 227 – Managing Asbestos in Premises
- Shield On-Site Services (Asbestos) UKAS accredited documented "In House" methods M001 and M002.

Site: Flat 11 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH

4.0 Survey Results (Survey Data Sheets)

The asbestos survey results should be read in conjunction with the main body of the report and associated site plans (Appendix 2).

Site: Flat 11 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH

Important Notes:

The data in the attached "Survey Data Sheets" has been compiled by SOSS (Asbestos) in accordance with the Health and Safety Executive's document HSG 264, and the Control of Asbestos Regulations 2012. It details the known ACMs, and their current status for the building(s) surveyed.

The data contains information collated using UKAS accredited in-house documented methods. Historical data provided by the customer to SOSS (Asbestos) may also be included in the report, but Shield On-Site Services (Asbestos) cannot be held responsible for the accuracy of this data (including the interpretation of any supplied data).

The data in this "Asbestos Report" is provided for the commissioning customer only, and SOSS (Asbestos) cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to carrying out work in any area(s) that may contain or conceal ACMs, always seek professional advice from a competent and resourced organisation or person. For further assistance, please contact SOSS (Asbestos) on:

Elland:
Email: asbestos@shieldon-siteservices.com
Tel: 08450 349360

East Kilbride:
Email: scotlandasbestos@shieldon-siteservices.com
Tel: 01355 242280

Enfield:
Email: asbestos@shieldon-siteservices.com
Tel: 0845 6046729

Ross On Wye:
Email: asbestos@shieldon-siteservices.com
Tel: 08450 349360

Potential Abbreviations used:

NSMS	-	No Suspect Material Seen / No ACM's Visually Identified
NAD	-	No Asbestos Detected (in sample)
VS	-	Visually Similar / Presumed Equivalent to
R	-	Removed
S	-	Sample
PS	-	Previously Sampled
SP	-	Strongly Presumed (to contain asbestos)

Site: Flat 11 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH

Building ID	Flat 11 Rechabite Hall
Sample No.	S001
Floor	Third Floor
Room No.	001
Room ID	Kitchen
	
Item Description	Ceiling
Material	Textured Coating
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Textured coating to silver foiled plasterboard, Loft void accessed no suspect material. Window reveals accessed no suspect material. External roof exposed internally from vandalism.	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	Insulating Board
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Modern Floor Covering	Plant::	
Other			

Building ID	Flat 11 Rechabite Hall
Sample No.	S002
Floor	Third Floor
Room No.	001
Room ID	Kitchen
	
Item Description	Boxing
Material	Insulating Board
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Insulation board boxing to plastic pipework sampled. Window reveals accessed no suspect material. External roof exposed internally from vandalism.	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	Insulating Board
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Modern Floor Covering	Plant::	
Other			

Site: Flat 11 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH

Building ID	Flat 11 Rechabite Hall
Sample No.	S003
Floor	Third Floor
Room No.	002
Room ID	Lounge
	
Item Description	Ceiling
Material	Textured Coating
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Textured coating to silver foiled plasterboard, Loft void accessed no suspect material. Window reveals accessed no suspect material. External roof exposed internally from vandalism.	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Debris, Laminate Flooring	Plant::	
Other			

Building ID	Flat 11 Rechabite Hall
Sample No.	S004
Floor	Third Floor
Room No.	002
Room ID	Lounge
	
Item Description	Floor
Material	Debris
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Cement slate debris from vandalism of roof. Window reveals accessed no suspect material. External roof exposed internally from vandalism.	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Debris, Laminate Flooring	Plant::	
Other			

Site: Flat 11 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH

Building ID	Flat 11 Rechabite Hall
Sample No.	S005
Floor	Third Floor
Room No.	003
Room ID	Bathroom

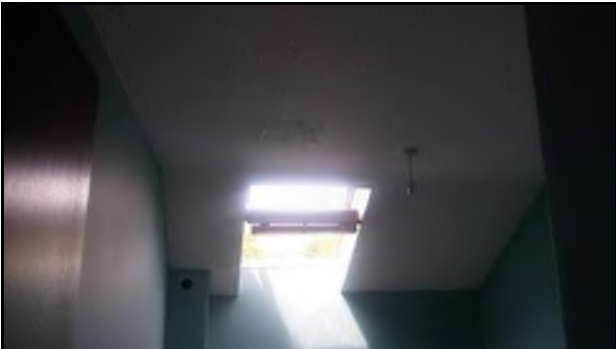


Item Description	Ceiling
Material	Textured Coating
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Textured coating to silver foiled plasterboard, Loft void accessed no suspect material.	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Modern Floor Covering	Plant::	
Other			

Building ID	Flat 11 Rechabite Hall
Sample No.	S006
Floor	Third Floor
Room No.	004
Room ID	Bedroom



Item Description	Ceiling
Material	Textured Coating
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Textured coating to silver foiled plasterboard, Loft void accessed no suspect material. Loft void above ceiling accessed.	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

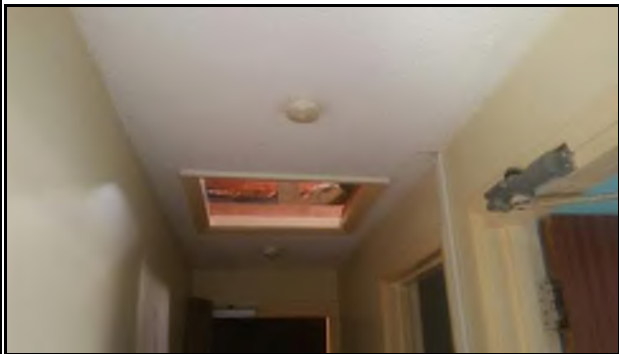
Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Modern Floor Covering	Plant::	
Other			

Site: Flat 11 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH

Building ID	Flat 11 Rechabite Hall
Sample No.	S007
Floor	Third Floor
Room No.	005
Room ID	Hallway Cupboard
	
Item Description	Ceiling
Material	Insulating Board
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Loft void above ceiling accessed no suspect material. Modern boiler no suspect material.	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location			
Ceiling:	Insulating Board	Boxing:	
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Modern Floor Covering	Plant::	
Other	Modern Boiler Unit, Modern Fusebox(es)		

Building ID	Flat 11 Rechabite Hall
Sample No.	S008
Floor	Third Floor
Room No.	006
Room ID	Hallway
	
Item Description	Ceiling
Material	Textured Coating
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Loft void above ceiling accessed no suspect material. Loft void above ceiling accessed.	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Modern Floor Covering	Plant::	
Other			

5.0 Survey Conclusions/Actions

The following section details ACMs which were identified during the survey. Each area identified gives the location, type of material, sample reference where applicable, condition and recommendation.

No materials requiring removal/remediation were identified during this survey.

No materials requiring remedial works be carried out were identified during this survey.

No materials requiring any management works were identified during this survey.

It is the responsibility of the Duty Holder to review any recommendations in accordance with their Management Plan and any planned works which may disturb any of the asbestos materials identified. Any work with asbestos containing materials should be carried out in accordance with current HSE Guidance and Control of Asbestos Regulations 2012.

Prior to any refurbishment or demolition work commencing there is a specific requirement in the Control of Asbestos 2012 Regulation 7 that all ACMs are to be removed as far as reasonably practicable. However, where asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed accordingly.

Site: Flat 11 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH

Appendices

Appendix	Description
Appendix 1	Certificates of Analysis
Appendix 2	Site Plans

Site: Flat 11 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH

Appendix 1

Certificates of Analysis

Samples analysed by:

A handwritten signature in black ink, appearing to read 'M Cleveland'.

Signature:

Michael Cleveland - Bulk Analyst
Shield On-Site Services (Asbestos)

Date: 30 July 2019

CERTIFICATE OF ANALYSIS

Contact:	Chris Jones	Page:	21 of 23 Page(s)
Customer:	Merthyr Council Unit 5 Triangle Business Park Pentrebach Merthyr Tydfil CF48 4TQ	Date of Analysis:	30 July 2019
		Date of Issue:	01 August 2019
		Your Reference:	MTCBC11669
Site:	Flat 11 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH		
Project No:	S19-01391		

8 No. Sample(s) submitted on 17 July 2019 by Carl Corbett
Samples analysed by Michael Cleveland

Lab Sample No.	Customer Sample Ref. or Location of Sample	Item Description	Product Type	Results of Asbestos Type(s)
S001	Room ID: 001, Kitchen	Ceiling	Textured Coating	No Asbestos Detected
S002	Room ID: 001, Kitchen	Boxing	Insulating Board	No Asbestos Detected
S003	Room ID: 002, Lounge	Ceiling	Textured Coating	No Asbestos Detected
S004	Room ID: 002, Lounge	Floor	Debris	No Asbestos Detected
S005	Room ID: 003, Bathroom	Ceiling	Textured Coating	No Asbestos Detected
S006	Room ID: 004, Bedroom	Ceiling	Textured Coating	No Asbestos Detected

NOTES:

The samples detailed above have been analysed qualitatively for asbestos in accordance with In House Method 001 based on HSG248.

Estimates of asbestos content are prohibited under UKAS accreditation by H.S.E. document HSG 248.

Opinions & Interpretations such as sample description, product type & certain results parameters are outside the scope of accreditation.

Shield On-Site Services accept responsibility only for results obtained from samples as received.

No responsibility is accepted for errors which may have arisen during sampling or transportation of samples by a third party.

* Sample may not be a representative of material sampled due to very small quantity supplied.

Trace asbestos identified - 1 or 2 fibres - see HSG248, Para 4.23

% Water absorption test carried out in accordance with in-house method M006 based on L143, CI 16 and is not UKAS accredited.

CERTIFICATE OF ANALYSIS

Contact:	Chris Jones	Page:	22 of 23 Page(s)
Customer:	Merthyr Council Unit 5 Triangle Business Park Pentrebach Merthyr Tydfil CF48 4TQ	Date of Analysis:	30 July 2019
		Date of Issue:	01 August 2019
		Your Reference:	MTCBC11669
Site:	Flat 11 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH		
Project No:	S19-01391		

**8 No. Sample(s) submitted on 17 July 2019 by Carl Corbett
Samples analysed by Michael Cleveland**

Lab Sample No.	Customer Sample Ref. or Location of Sample	Item Description	Product Type	Results of Asbestos Type(s)
S007	Room ID: 005, Hallway Cupboard	Ceiling	Insulating Board	No Asbestos Detected
S008	Room ID: 006, Hallway	Ceiling	Textured Coating	No Asbestos Detected

Michael Cleveland



Bulk Analyst

Shield On Site Services

NOTES:

The samples detailed above have been analysed qualitatively for asbestos in accordance with In House Method 001 based on HSG248.

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* Sample may not be a representative of material sampled due to very small quantity supplied.

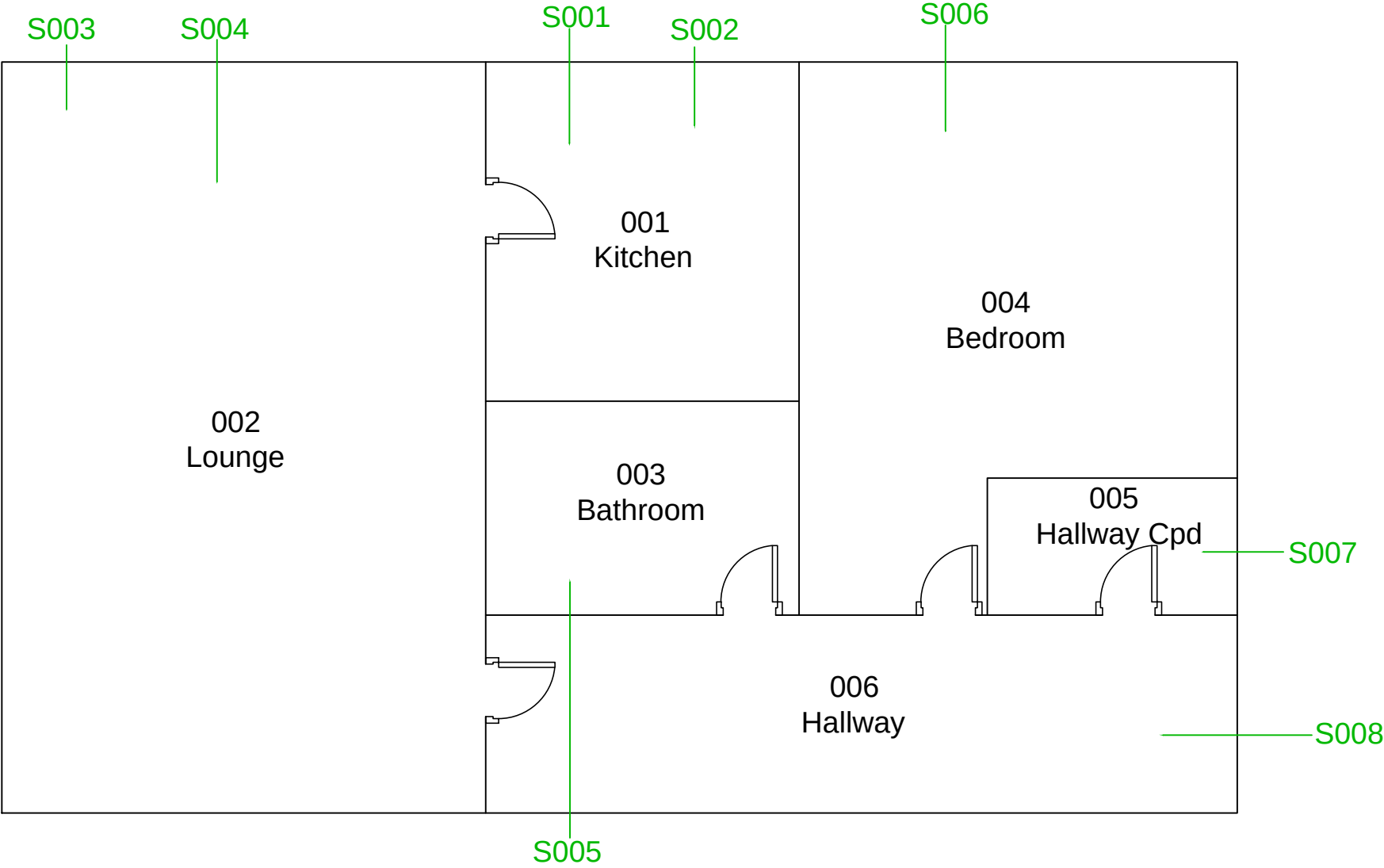
Trace asbestos identified - 1 or 2 fibres - see HSG248, Para 4.23

% Water absorption test carried out in accordance with in-house method M006 based on L143, CI 16 and is not UKAS accredited.

Site: Flat 11 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH

Appendix 2

Site Plans



PLEASE NOTE: No accesses identified within rooms (presumed to contain asbestos) are detailed in Section 4 of this survey report

Key 1: Room		Key 2: Sample	
001	Room Number	S001	Positive Sample
		S001	Negative Sample
Store	Room Description	VS S001	Positive Associated With Sample
		VS S001	Negative Associated With Sample
		SP001	Presumed To Contain Asbestos

Key 3:		
	Sample Extent	
	Item Sample Extent	
	Linear Sample Extent	
	No Access/Presumed To Contain Asbestos	
	Not in Scope	



Keeping the Future in Shape

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Alton House, Alton Business Park,
Alton Road, Ross-on-Wye,
Herefordshire, HR9 5BP

JOB No. S19-01391	Client: Merthyr Council	ASSOCIATED PLANS
SURVEY TYPE: DEMOLITION	Client Ref.	
SITE ADDRESS	PAPER: A4	
Flat 11 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH.	SCALE: N.T.S	
	DATE: 01.08.19	
	DRAWN BY: DC	
	Page 1 of 1	

Asbestos Demolition Survey

At

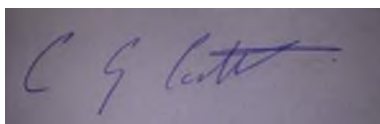
Flat 12 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH



Contact: Chris Jones
Customer: Merthyr Council
Project No: S19-01392

Issue Number: 1
Survey Start Date: 17 July 2019
Report Issue Date: 16 August 2019

Survey Carried Out and Authorised By:



Carl Corbett, Lead Surveyor

Assisted By:



David Gibson, Second Surveyor

Report Reviewed By:



Annmarie Hughes, Report Administrator

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

Report Contents

Section	Description
1.0	Executive Summary
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3.4	Type(s) of Survey Undertaken
3.5	Variations / Deviations From Methods and Agreed Exclusions
3.6	Explanation of Material Assessment and Priority Assessment Scores
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4.0	Survey Results (Survey Data Sheets)
5.0	Survey Conclusions/Actions

Appendix	Description
Appendix 1	Certificates of Analysis
Appendix 2	Site Plans – 1 Page(s)

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

1.0 Executive Summary

The survey was carried out at Flat 12 Rechabite Hall, Crescent Street,, Merthyr Vale, CF48 4RH as agreed.

The following buildings were inspected:

Flat 12 Rechabite Hall

The scope of inspection in these areas included: Demolition Survey

For further details regarding the scope of inspection see Sections 1.2, 1.3 and Appendix 2 (Plans) of this report and the detailed Pre-Survey Planning Questionnaire within the Survey Plan.

Where specified areas were inspected, these are detailed in the test report pages and illustrated by the highlighted survey layout drawings.

Shield On-Site Services (Asbestos) (SOSS (Asbestos)) endeavours to gather information from the "Duty Holder" to provide site specific information prior to commencement of the survey, this includes:

- Description of property
- Number of buildings
- Approximate building age (pre 1974) (1974 – 1999) (post 1999)
- Site plans (hard copy) (electronic)
- Health and Safety hazards (included in risk assessment)
- Details of previous asbestos works

This information is held in the "Pre-Survey Planning Questionnaire" within the "Survey Plan" and should be referred to in conjunction with this report.

The Survey Plan, which was issued prior to the agreed work, Reference would be S19-01392.

The Total Scores were calculated by an addition of the Material Assessment Scores and the Priority Assessment Scores from the Lead Surveyor **without** input from the Duty Holder.

The Duty Holder has the ultimate responsibility to check and make sure that the estimates of the Priority Assessment Scores are correct, as he/she has a more detailed knowledge of the site (see section 3.6)(Priority Assessment Scoring is outside the scope of UKAS accreditation where this is without input of the Duty Holder)

Upon completion of the survey and analysis of samples, the survey revealed the presence of 0 asbestos containing materials (ACMs) on site, the details of which can be seen in the results tables below.

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

1.1 ACMs Identified or Presumed

Risk Priority 1 Materials – (High Risk)

No Risk Priority 1 materials were identified in this report

Risk Priority 2 Materials – (Medium Risk)

No Risk Priority 2 materials were identified in this report

Risk Priority 3 Materials – (Low Risk)

No Risk Priority 3 materials were identified in this report

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

1.2 Areas Not Accessed

The Survey Plan includes specific scope of this survey and any other surveys within this project. (The Pre-Survey Planning Questionnaire). This should be consulted for any agreed limitations to scope.

Every effort has been made to identify ACMs during the survey however due to issues such as limited access, health and safety concerns etc identification of all ACMs may not have been possible during this survey.

The following are a list of areas that could not be accessed during the survey and these must be presumed to contain asbestos.

All areas were accessed.

Agreement for exclusion of these areas was sought by SOSS (Asbestos) from the customer representative by the following means (i.e. site discussion, meeting, telephone conversation, etc):

Details of items not accessed within an area; e.g. boxing, ducts, etc. can be found in the main register and these should always be surveyed prior to work being carried out as they must be presumed to containing asbestos until proven otherwise.

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

1.3 Recommendations / Reservations and Concerns

It is recommended that any remedial / removal works should be undertaken by a licensed asbestos removal contractor; details of recommendations are contained within Sections 4 and 5 of the report. All quantities are estimates and should not be used as a bill of quantities for any removal works. Any items recommended for management should be reassessed through periodic inspection and review. Any area / item deemed as no access must be presumed to contain asbestos until proven otherwise.

All personnel who carry out maintenance or refurbishment etc. must be made aware of the "Asbestos Register", and any areas that contain asbestos materials in which they may be working. The aim is to prevent accidental asbestos exposure, and also prevent delays to possible future work schedules in these areas.

Risk Priority Code 1; Total Scores 18 or higher = HIGH RISK

Recommended Action: Consider initial action such as isolation/segregation of area and air tests. Carry out removal/remedial action to eliminate/reduce the risk in accordance with your Asbestos Policy and Management Plan.

Risk Priority Code 2; Total Scores 12 to 17 = MEDIUM RISK

Recommended Action: Manage as a Priority Code 1, but remedial action may be deferred until maintenance regimes change, demolition or major refurbishments are planned.

Risk Priority Code 3; Total Scores 11 or less = LOW RISK

Recommended Action: Manage and consider removal if the item falls within a demolition or major refurbishment area and work is likely to disturb the material.

Note: When no asbestos is currently known in an area or room no material or priority score will be recorded.

The Risk Priority Codes have been calculated for each asbestos element per area or room, and are shown within the "Survey Data Sheets" in Section 4.0 of this report.

Any change in property usage, including maintenance activities should prompt a formal re- assessment and update of the "Asbestos Register" (including "Risk Priority Scores" and recommended actions). It is recommended that a review/audit should be carried out at least every 12 months to update the system. A written record must be made of each review and any information about ACMs given to anyone who may be at risk from disturbing them (e.g. maintenance workers).

2.0 Introduction

Our laboratory is accredited by UKAS to ISO17020:2012 for the surveying and inspection procedure including priority assessments (UKAS Inspection Body No. 0206) and is accredited by UKAS to ISO17025 for bulk sampling and bulk identification (UKAS Testing No. 0642). Any opinions expressed within this report concerning recommendations are not covered by UKAS accreditation.

2.1 Scope of Work / Areas Included in the Survey

Acting on the instructions of Chris Jones of Merthyr Council an Asbestos Demolition Survey of the site was undertaken on the 17 July 2019 by Carl Corbett and David Gibson of SOSS (Asbestos), in accordance with HSG 264 and HSG 227.

The Survey Plan includes specific scope of this survey and any other surveys within this project. (The Pre-Survey Planning Questionnaire) Information collected as part of the planning process and considered as part of the desk top study will be included in the Survey Plan.

The Survey Plan should reflect the requirements of your business/organization in accordance with HSE guidance document HSG 264 Asbestos: The Survey Guide.

Prior to the survey plan being implemented we required you complete, sign and return to us a copy of the acceptance form, confirming that you have read, understood and agreed with all sections of the Survey Plan including scope, limitations, cost, terms and conditions etc.

The Survey Plan should have been reviewed by the customer and agreed as part of Acceptance before commencement of the survey.

Issue of an order number and permission to commence the survey will also be deemed acceptance of the Survey Plan.

This Survey Report should be read in conjunction with the Pre-Survey Planning Questionnaire within the Survey Plan to provide additional detail regarding scope of work.

The site (see Section 1.0) was carefully inspected visually by a qualified surveyor with samples of suspect materials collected as deemed necessary. The results of the samples taken are detailed within the "Certificates of Analysis" sheets in Appendix 1 of this report.

2.2 Objectives

The survey was carried out to assist the Duty Holder in meeting their requirements for a Demolition Survey.

The asbestos survey has four main elements:

- It must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs
- The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.
- It must inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs
- It should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

3.0 Survey Details

This Survey Report must be read in conjunction with the agreed Pre-Survey Planning Questionnaire within the Survey Plan as it gives greater detail concerning the agreed scope of inspection.

3.1 Site Plans and Recording Sample Locations

Site plans are contained within Appendix 2 of this report. Please be aware that any drawings or diagrams produced are approximate, not to scale and are for the purpose of assisting in locating ACMs only. All samples are uniquely numbered and identified on the Plans and Summary sheets.

Each sample will be uniquely numbered for the purpose of cross-referencing and traceability. If the sample number is prefixed with “Visually Similar” (VS) this indicates that no sample was taken due to its obvious nature, or repetitiveness, and was visually assessed. Where an item is entered on the register as “Strongly Presumed Asbestos” this indicates that no sample has been taken, due to reasons of safety or accessibility (see HSG 264 para 47), and the report result is based on the individual surveyor’s opinion of what the material may be. Each entry will carry comments on its current condition together with a risk assessment.

Photographs of typical elements are normally included in the “Survey Data Sheets” in Section 4.0.

Suspect Materials and Products that may be identified during the Survey include;

Loose Insulation, Sprayed Coatings, Thermal Insulation, Board Products, Paper, Felt, Cardboard, Textiles, Cement Products, Bitumen Products, Textured Coatings, Flooring, PVC, Reinforced Plastics etc.

(ACMs as listed in HSE Publication HSG 264 Appendices 2, 3, should be referred to).

3.2 General Site Information

Site Address:	Flat 12 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH
Contact:	Chris Jones
Customer:	Merthyr Council
Customer Order No:	MTCBC11669
Project No:	S19-01392
Survey Start Date:	17 July 2019
Lead Surveyor:	Carl Corbett
Second Surveyor:	David Gibson
Project Manager:	Kevin Davies

3.3 Survey / Sampling Methods Used

Samples were collected by fully experienced and competent members of staff in accordance with HSG 264 (Asbestos: The Survey Guide) and our UKAS accredited “In House” documented method M002. Samples collected during the survey were analysed in accordance with HSG 248 (Asbestos: The analysts’ guide) for sampling, analysis and clearance procedures) and our in house method M001. A copy of “In House” methods can be provided on request.

3.4 Type(s) of Survey Undertaken

A “Demolition” survey was undertaken to locate and describe, as far as reasonably practicable, all ACMs in the area where the demolition work will take place.

For further details, see the “Survey Plan.”

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

3.5 Variations / Deviations from Methods and Agreed Exclusions

Pre-agreed exclusions or limitations are included in the “Pre-Survey Planning Questionnaire” within the “Survey Plan”. Any unforeseen inaccessible areas are included in the Executive Summary (see section 1.2 for list of exclusions)

3.6 Explanation of Material Assessment and Priority Assessment Scores

In keeping with current HSE Guidance, SOSS (Asbestos) has adopted methods of evaluating the various risks associated with ACMs. These are evaluated by considering the total risk factors from adding the scores from two separate scoring systems. First, a “Material Assessment Score” is made, followed by the Duty Holder’s Priority Assessment Score.

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

HSG 264 Material Assessment Scores

The Material Assessment Score comprises four separate elements, as follows:

- The type of the asbestos material (product type)
- Its condition (extent of damage)
- Its surface treatment, and
- The type of asbestos identified

These scores are then evaluated, and given a Material Assessment Category, as follows:

Category A (10 - 12) – regarded as having a high potential to release fibres if disturbed

Category B (07 - 09) – regarded as having medium potential to release fibres if disturbed

Category C (05 - 06) – regarded as having low potential to release fibres if disturbed

Category D (02 - 04) – regarded as having very low potential to release fibres if disturbed

Note: Asbestos debris may be assessed as **Category A**. The Material Assessment categorisation is for guidance purposes and is outside scope of UKAS accreditation.

HSG 227 Estimate of Duty Holder's Priority Assessment Scores

This considers the risk potential by analysing the following:

- Maintenance activity
- Occupant activity
- Likelihood of disturbance
- Human exposure potential

Adding the individual scores from Material Assessment and the Duty Holder's Priority Assessment, results in an overall risk assessment (Total Score) which should be used to establish the priority for ACMs requiring remedial action.

The SOSS (Asbestos) surveyor has made an initial assessment of the Material Assessment Score, and then added this to an estimate of The Duty Holder's Priority Assessment Score, to give a "Total Score". This "Total Score" was then used to calculate the Risk Priority Code (1, 2 or 3) and the appropriate recommended management action. (See Section 1)

If the Risk Priority Code is N/A or Zero, then no asbestos is currently known in that area or room (within the scope of the survey carried out).

However, the Duty Holder has the ultimate responsibility to check and make sure that the estimate of the Duty Holder's Priority Assessment Score is correct, as he/she has a detailed knowledge of the site rather than the surveyor (i.e. he/she should check each calculation, and review the scores if corrections are necessary, or when changes occur).

(Priority Assessment Scoring is outside the scope of UKAS accreditation where this is without input of the Duty Holder)

3.7 References

The following documents contain relevant information on the methods for carrying out asbestos surveys, and the analysis of suspect samples for asbestos identification:

- Control of Asbestos Regulations, 2012 (CAR 2012)
- HSG 264 – Asbestos: The survey guide
- HSG 248 – Asbestos: The analysts' guide for sampling, analysis and clearance testing
- L143 – Managing and working with Asbestos
- HSG 227 – Managing Asbestos in Premises
- Shield On-Site Services (Asbestos) UKAS accredited documented "In House" methods M001 and M002.

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

4.0 Survey Results (Survey Data Sheets)

The asbestos survey results should be read in conjunction with the main body of the report and associated site plans (Appendix 2).

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

Important Notes:

The data in the attached "Survey Data Sheets" has been compiled by SOSS (Asbestos) in accordance with the Health and Safety Executive's document HSG 264, and the Control of Asbestos Regulations 2012. It details the known ACMs, and their current status for the building(s) surveyed.

The data contains information collated using UKAS accredited in-house documented methods. Historical data provided by the customer to SOSS (Asbestos) may also be included in the report, but Shield On-Site Services (Asbestos) cannot be held responsible for the accuracy of this data (including the interpretation of any supplied data).

The data in this "Asbestos Report" is provided for the commissioning customer only, and SOSS (Asbestos) cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to carrying out work in any area(s) that may contain or conceal ACMs, always seek professional advice from a competent and resourced organisation or person. For further assistance, please contact SOSS (Asbestos) on:

Elland:
Email: asbestos@shieldon-siteservices.com
Tel: 08450 349360

East Kilbride::
Email: scotlandasbestos@shieldon-siteservices.com
Tel: 01355 242280

Enfield:
Email: asbestos@shieldon-siteservices.com
Tel: 0845 6046729

Ross On Wye:
Email: asbestos@shieldon-siteservices.com
Tel: 08450 349360

Potential Abbreviations used:

NSMS	-	No Suspect Material Seen / No ACM's Visually Identified
NAD	-	No Asbestos Detected (in sample)
VS	-	Visually Similar / Presumed Equivalent to
R	-	Removed
S	-	Sample
PS	-	Previously Sampled
SP	-	Strongly Presumed (to contain asbestos)

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

Building ID	Flat 12 Rechabite Hall
Sample No.	S001
Floor	Third Floor
Room No.	001
Room ID	Kitchen
	
Item Description	Textured Coating Ceiling
Material	Textured Coating
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Window reveals accessed no suspect material. external roof exposed internally from vandalism Textured coating to silver foiled plasterboard, Loft void accessed no suspect material	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	Insulating Board
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Modern Floor Covering	Plant:	
Other			

Building ID	Flat 12 Rechabite Hall
Sample No.	S002
Floor	Third Floor
Room No.	001
Room ID	Kitchen
	
Item Description	Insulating Board Boxing
Material	Insulating Board
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Window reveals accessed no suspect material. external roof exposed internally from vandalism Insulation board boxing to plastic pipework sampled	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	Insulating Board
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Modern Floor Covering	Plant:	
Other			

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

Building ID	Flat 12 Rechabite Hall
Sample No.	S003
Floor	Third Floor
Room No.	002
Room ID	Lounge
	
Item Description	Textured Coating Ceiling
Material	Textured Coating
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Window reveals accessed no suspect material. external roof exposed internally from vandalism Textured coating to silver foiled plasterboard, Loft void accessed no suspect material	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Debris, Laminate Flooring, Textured Coating	Plant:	
Other			

Building ID	Flat 12 Rechabite Hall
Sample No.	S004
Floor	Third Floor
Room No.	002
Room ID	Lounge
	
Item Description	Debris to the Floor
Material	Debris
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Window reveals accessed no suspect material. external roof exposed internally from vandalism Cement slate debris from vandalism of roof	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Debris, Laminate Flooring, Textured Coating	Plant:	
Other			

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

Building ID	Flat 12 Rechabite Hall
Sample No.	VSS003
Floor	Third Floor
Room No.	002
Room ID	Lounge
	
Item Description	Textured Coating to the Floor
Material	Textured Coating
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Window reveals accessed no suspect material. external roof exposed internally from vandalism Textured coating debris from collapsed ceiling	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

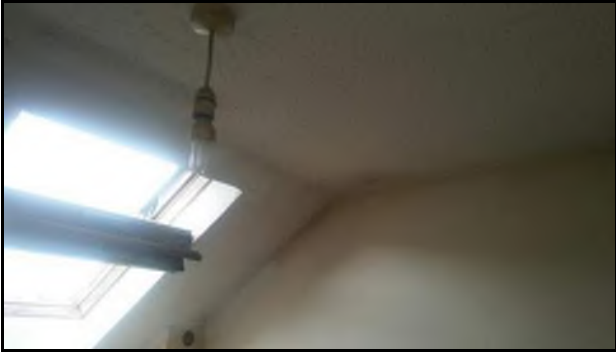
Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Debris, Laminate Flooring, Textured Coating	Plant:	
Other			

Building ID	Flat 12 Rechabite Hall
Sample No.	S005
Floor	Third Floor
Room No.	003
Room ID	Bathroom
	
Item Description	Textured Coating Ceiling
Material	Textured Coating
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Textured coating to silver foiled plasterboard, Loft void accessed no suspect material	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Modern Floor Covering	Plant:	
Other			

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

Building ID	Flat 12 Rechabite Hall
Sample No.	S006
Floor	Third Floor
Room No.	004
Room ID	Bedroom
	
Item Description	Textured Coating Ceiling
Material	Textured Coating
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Loft void above ceiling accessed Textured coating to silver foiled plasterboard, Loft void accessed no suspect material	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

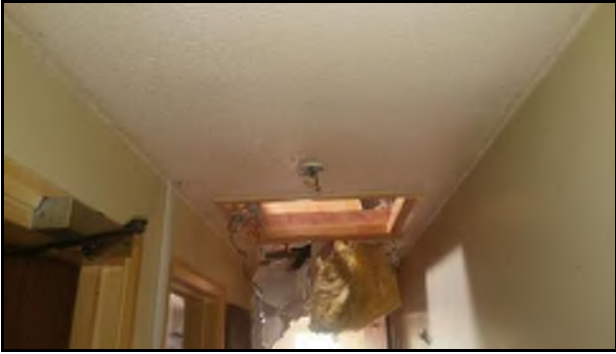
Summary of non-asbestos containing materials identified within this location					
Ceiling:	Plasterboard, Textured Coating			Boxing:	
Walls:	Concrete, Plaster Skim			Risers:	
Floor:	Concrete, Modern Floor Covering			Plant:	
Other					

Building ID	Flat 12 Rechabite Hall
Sample No.	S007
Floor	Third Floor
Room No.	005
Room ID	Hallway Cupboard
	
Item Description	Insulating Board Ceiling
Material	Insulating Board
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Modern boiler no suspect material Loft void above ceiling accessed no suspect material	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location					
Ceiling:	Insulating Board			Boxing:	
Walls:	Concrete, Plaster Skim			Risers:	
Floor:	Concrete, Modern Floor Covering			Plant:	
Other	Modern Boiler Unit, Modern Fusebox(es)				

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

Building ID	Flat 12 Rechabite Hall
Sample No.	S008
Floor	Third Floor
Room No.	006
Room ID	Hallway
	
Item Description	Textured Coating Ceiling
Material	Textured Coating
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Loft void above ceiling accessed no suspect material	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Modern Floor Covering	Plant:	
Other	Insulating Board		

Building ID	Flat 12 Rechabite Hall
Sample No.	S009
Floor	Third Floor
Room No.	006
Room ID	Hallway
	
Item Description	Insulating Board Panel (s)
Material	Insulating Board
Asbestos Type	No Asbestos Detected
Extent	-
Notes: Loft void above ceiling accessed Insulation board panels loose in hallway are from dry risers off main landing	
Surveyor:	Carl Corbett
Recommendation:	

HSG 264 Material Assessment Scores				Priority Assessment Scores				Risk Priority Rating:
Product:	0	Condition:	0	Occupant Activity:	0	Likelihood of Disturbance:	0	-
Surface Treatment:	0	Asbestos Type:	0	Potential of Human Exposure:	0	Maintenance Activity:	0	
Material Score:	0	Material Category:	-	Priority Score:	0	Total Score (Overall):	0	

Summary of non-asbestos containing materials identified within this location			
Ceiling:	Plasterboard, Textured Coating	Boxing:	
Walls:	Concrete, Plaster Skim	Risers:	
Floor:	Concrete, Modern Floor Covering	Plant:	
Other	Insulating Board		

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

5.0 Survey Conclusions/Actions

The following section details ACMs which were identified during the survey. Each area identified gives the location, type of material, sample reference where applicable, condition and recommendation.

No materials requiring removal/remediation were identified during this survey.

No materials requiring remedial works be carried out were identified during this survey.

No materials requiring any management works were identified during this survey.

It is the responsibility of the Duty Holder to review any recommendations in accordance with their Management Plan and any planned works which may disturb any of the asbestos materials identified. Any work with asbestos containing materials should be carried out in accordance with current HSE Guidance and Control of Asbestos Regulations 2012.

Prior to any refurbishment or demolition work commencing there is a specific requirement in the Control of Asbestos 2012 Regulation 7 that all ACMs are to be removed as far as reasonably practicable. However, where asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed accordingly

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

Appendices

Appendix	Description
Appendix 1	Certificates of Analysis
Appendix 2	Site Plans

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

Appendix 1

Certificates of Analysis

Samples analysed by:

A handwritten signature in black ink, appearing to read 'M Cleveland'.

Signature:

Michael Cleveland - Bulk Analyst
Shield On-Site Services (Asbestos)

Date: 16 August 2019

CERTIFICATE OF ANALYSIS

Contact:	Chris Jones	Page:	22 of 25 Page(s)
Customer:	Merthyr Council Unit 5 Triangle Business Park Pentrebach Merthyr Tydfil CF48 4TQ	Date of Analysis:	16 August 2019
		Date of Issue:	16 August 2019
		Your Reference:	MTCBC11669
Site:	Flat 12 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH		
Project No:	S19-01392		

**9 No. Sample(s) submitted on 17 July 2019 by Carl Corbett
Samples analysed by Michael Cleveland**

Lab Sample No.	Customer Sample Ref. or Location of Sample	Item Description	Product Type	Results of Asbestos Type(s)
S001	Room ID: 001, Kitchen	Ceiling	Textured Coating	No Asbestos Detected
S002	Room ID: 001, Kitchen	Boxing	Insulating Board	No Asbestos Detected
S003	Room ID: 002, Lounge	Ceiling	Textured Coating	No Asbestos Detected
S004	Room ID: 002, Lounge	Floor	Debris	No Asbestos Detected
S005	Room ID: 003, Bathroom	Ceiling	Textured Coating	No Asbestos Detected

NOTES:

The samples detailed above have been analysed qualitatively for asbestos in accordance with In House Method 001 based on HSG248.

Estimates of asbestos content are prohibited under UKAS accreditation by H.S.E. document HSG 248.

Opinions & Interpretations such as sample description, product type & certain results parameters are outside the scope of accreditation.

Shield On-Site Services accept responsibility only for results obtained from samples as received.

No responsibility is accepted for errors which may have arisen during sampling or transportation of samples by a third party.

* Sample may not be a representative of material sampled due to very small quantity supplied.

Trace asbestos identified - 1 or 2 fibres - see HSG248, Para 4.23

% Water absorption test carried out in accordance with in-house method M006 based on L143, CI 16 and is not UKAS accredited.

CERTIFICATE OF ANALYSIS

Contact:	Chris Jones	Page:	23 of 25 Page(s)
Customer:	Merthyr Council Unit 5 Triangle Business Park Pentrebach Merthyr Tydfil CF48 4TQ	Date of Analysis:	16 August 2019
		Date of Issue:	16 August 2019
		Your Reference:	MTCBC11669
Site:	Flat 12 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH		
Project No:	S19-01392		

**9 No. Sample(s) submitted on 17 July 2019 by Carl Corbett
Samples analysed by Michael Cleveland**

Lab Sample No.	Customer Sample Ref. or Location of Sample	Item Description	Product Type	Results of Asbestos Type(s)
S006	Room ID: 004, Bedroom	Ceiling	Textured Coating	No Asbestos Detected
S007	Room ID: 005, Hallway Cupboard	Ceiling	Insulating Board	No Asbestos Detected
S008	Room ID: 006, Hallway	Ceiling	Textured Coating	No Asbestos Detected
S009	Room ID: 006, Hallway	Panel (s)	Insulating Board	No Asbestos Detected

Michael Cleveland

NOTES:

The samples detailed above have been analysed qualitatively for asbestos in accordance with In House Method 001 based on HSG248.

Estimates of asbestos content are prohibited under UKAS accreditation by H.S.E. document HSG 248.

Opinions & Interpretations such as sample description, product type & certain results parameters are outside the scope of accreditation.

Shield On-Site Services accept responsibility only for results obtained from samples as received.

No responsibility is accepted for errors which may have arisen during sampling or transportation of samples by a third party.

* Sample may not be a representative of material sampled due to very small quantity supplied.

Trace asbestos identified - 1 or 2 fibres - see HSG248, Para 4.23

% Water absorption test carried out in accordance with in-house method M006 based on L143, CI 16 and is not UKAS accredited.

CERTIFICATE OF ANALYSIS

Contact:	Chris Jones	Page:	24 of 25 Page(s)
Customer:	Merthyr Council Unit 5 Triangle Business Park Pentrebach Merthyr Tydfil CF48 4TQ	Date of Analysis:	16 August 2019
		Date of Issue:	16 August 2019
		Your Reference:	MTCBC11669
Site:	Flat 12 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH		
Project No:	S19-01392		

**9 No. Sample(s) submitted on 17 July 2019 by Carl Corbett
Samples analysed by Michael Cleveland**



Bulk Analyst

Shield On Site Services

NOTES:

The samples detailed above have been analysed qualitatively for asbestos in accordance with In House Method 001 based on HSG248.

Estimates of asbestos content are prohibited under UKAS accreditation by H.S.E. document HSG 248.

Opinions & Interpretations such as sample description, product type & certain results parameters are outside the scope of accreditation.

Shield On-Site Services accept responsibility only for results obtained from samples as received.

No responsibility is accepted for errors which may have arisen during sampling or transportation of samples by a third party.

* Sample may not be a representative of material sampled due to very small quantity supplied.

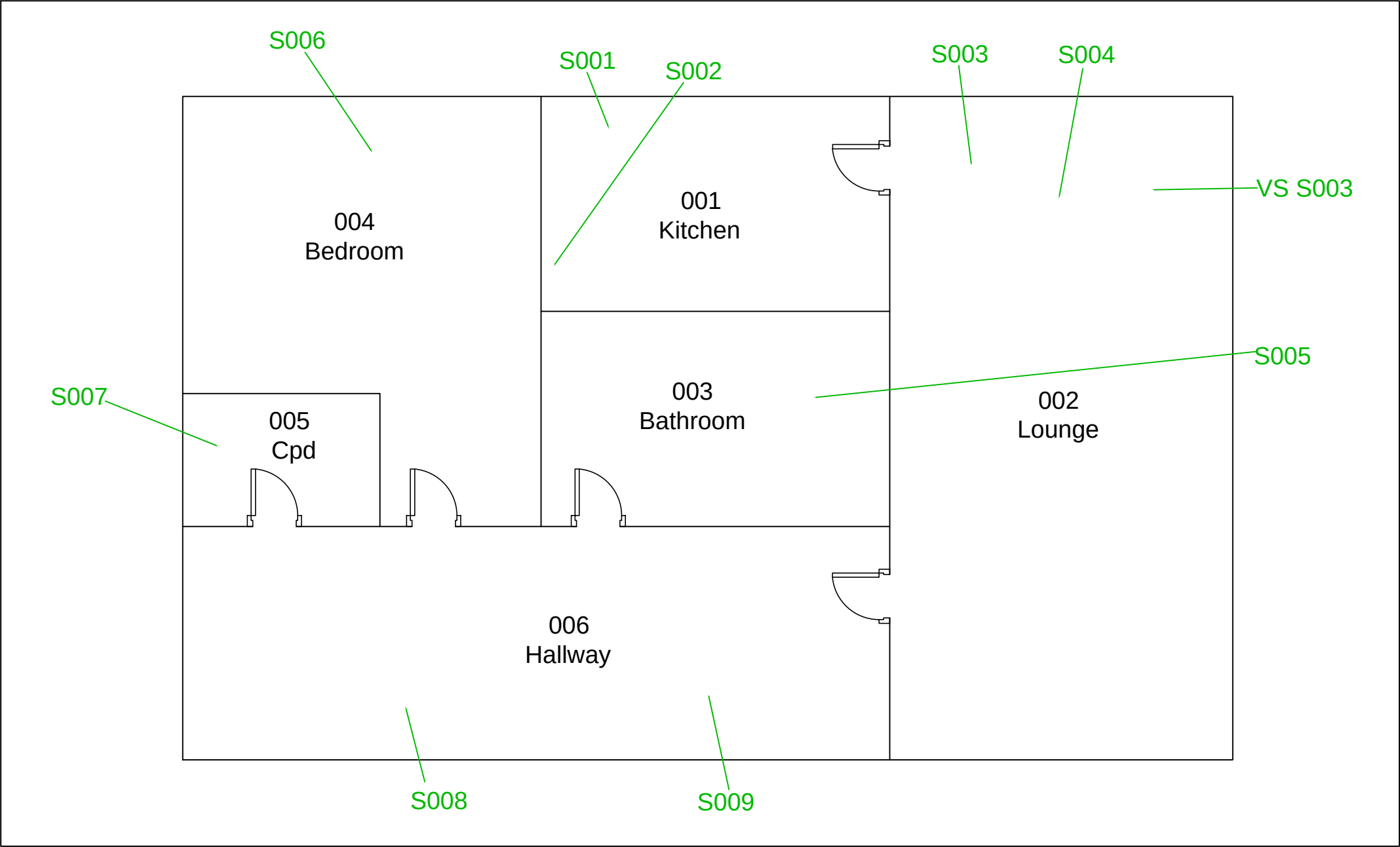
Trace asbestos identified - 1 or 2 fibres - see HSG248, Para 4.23

% Water absorption test carried out in accordance with in-house method M006 based on L143, CI 16 and is not UKAS accredited.

Site: Flat 12 Rechabite Hall, Crescent Street,
Merthyr Vale, CF48 4RH

Appendix 2

Site Plans



PLEASE NOTE: No accesses identified within rooms (presumed to contain asbestos) are detailed in Section 4 of this survey report

Key 1: Room		Key 2: Sample		Key 3:		 SHIELD ON-SITE SERVICES Keeping the Future in Shape TEL: +44 (0)845 604 6729 FAX: +44 (0)1989 561 189 Alton House, Alton Business Park, Alton Road, Ross-on-Wye, Herefordshire, HR9 5BP	JOB No. S19-01392 SURVEY TYPE: DEMOLITION SITE ADDRESS Flat 12 Rechabite Hall, Crescent Street, Merthyr Vale, CF48 4RH.	Client: Merthyr Council Client Ref. PAPER: A4 SCALE: N.T.S DATE: 17.07.19 DRAWN BY: DC Page 1 of 1	ASSOCIATED PLANS
001	Room Number	S001	Positive Sample		Sample Extent				
		S001	Negative Sample		Item Sample Extent				
Store	Room Description	VS S001	Positive Associated With Sample		Linear Sample Extent				
		VS S001	Negative Associated With Sample		No Access/Presumed To Contain Asbestos				
		SP001	Presumed To Contain Asbestos		Not in Scope				

APPENDIX E - Ecology



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ECOLOGICAL IMPACT ASSESSMENT REPORT

TAFF AND CRESCENT STREETS, MERTHYR VALE

MERTHYR TYDFIL COUNCIL

DOCUMENT REF: WWE19105 ECIA REV B | 06/11/2019

Director: Richard Dodd, BSc (Hons), CEcol, MCIEEM

Wildwood Ecology Limited. Registered in England & Wales, Company No. 6646654 VAT No. 938019610

Registered Office: Queen Anne House, 66 Cricklade Street, Cirencester, Gloucestershire, GL7 1JN

Client:	Merthyr Tydfil Council
Site/Job:	Taff and Crescent Streets, Merthyr Vale
Report title:	Ecological Impact Assessment Report
Report reference:	WWE19105 EcIA Rev B

Grid Reference:	ST 07546 99441
Survey dates:	PRA/PEA: 10 th July 2019 Bat activity surveys: 16 th July 2019, 22 nd July 2019 and 17 th September 2019 Static monitoring: 17 th July 2019 – 22 nd July 2019
Surveyed by:	Alex Wilson MCIEEM, Julie Player MCIEEM, Kiani Perera StudCIEEM, Emma Douglas, Stephen Shutt, Marie Pugh, Chloe Curran
Architect/Agent:	Chris Jones, Merthyr Tydfil Council
Planning reference:	N/A

VERSIONING AND QUALITY ASSURANCE

Rev	Status	Date	Author(s)	Reviewed by	Approved by
A	Draft	06/11/2019	Alex Wilson MCIEEM Principal Ecologist		Alex Wilson MCIEEM Principal Ecologist
B	Final	06/12/2019	Alex Wilson MCIEEM Principal Ecologist	Julie Player MCIEEM Senior Ecologist	Alex Wilson MCIEEM Principal Ecologist
	FINAL				

DISCLAIMER

This document has been prepared by Wildwood Ecology Limited for Merthyr Tydfil Council solely as a Ecological Impact Assessment Report. Wildwood Ecology Limited accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

The evidence which we have prepared and provided is true, and has been prepared and provided in accordance with the guidance of The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

SUMMARY

Purpose	- Wildwood Ecology was commissioned by Merthyr Tydfil Council (the client) to undertake a series of ecological surveys (Preliminary Ecological Appraisal, Preliminary Roost Assessment and Bat Activity Surveys) of Taff and Crescent Streets, Merthyr Vale. - The site is the subject of plans to demolish the buildings onsite.
Methodology	- A PEA was undertaken consisting of a desk study and field survey undertaken in August 2019 following the Chartered Institute of Ecology and Environmental Management (CIEEM) Preliminary Ecological Appraisal (2013) guidelines and standard Phase 1 Habitat Survey protocol (JNCC, 2010). - A PRA, two dusk and a dawn bat activity survey, and a period of static monitoring was undertaken in line with the Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edn (2016), where appropriate.
Key issues	- The site has confirmed roosts for Daubenton's bat (small maternity and individual), common pipistrelle (small maternity, small numbers of non-breeding animals and individuals) and soprano pipistrelle (small maternity, small numbers of non-breeding animals and individuals). - Two roosts for unconfirmed bats (likely pipistrelle species) were also observed. - The surveys (static and activity) also recorded early noctule passes with high levels of activity associated with the river and woodland to the west of the river. - Long-eared bat passes were detected occasionally by static monitoring with some activity associated with the site relatively late towards sunrise, indicating roosts nearby or on site (likely individual or night roost onsite). - Nathusius pipistrelle passes were detected on one evening, with timing also indicating a roost nearby or onsite (likely individual). - The gardens of the properties are overgrown and offer some suitability for reptile use, as well as for nesting birds (which may also use the derelict buildings). - There is extensive Japanese knotweed onsite and along the river corridor, as well as Himalayan balsam. - The river corridor is suitable for use by otter.
Recommendations	- A European Protected Species licence for bats must be obtained in order for the works to be legally undertaken. This will require the implementation of mitigation (timing of works, maintenance of roosts, supervision of high risk works by an ecologist) and compensation (provision of further roosting features within the building and maintenance of dark flight lines) measures. - No night lighting of any retained bat roost feature will occur, with no lighting of the river corridor or any retained linear or stepping stone vegetation (i.e. tree lines). - Works affecting vegetation will be carried out outside of the bird breeding season to ensure that there are no impacts on nesting birds. - A Reptile Mitigation Strategy will be agreed by the LPA ecologist prior to works being carried out, and implemented during works. - A Japanese knotweed and (as appropriate) Himalayan balsam eradication strategy will be required to be in place to ensure that these non-native invasive species do not spread, and are controlled effectively.

Conclusions

- Providing that the recommendations outlined within this report are successfully implemented, it should be possible for the proposed development to proceed and for there to be no long-term impacts upon the key protected species present at the site.
- This ecological report will remain valid for a period of 18 months from the date of the last survey – i.e. until April 2021.

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1 INTRODUCTION

- 1.1 Wildwood Ecology was commissioned by Merthyr Tydfil Council (the client) to undertake an ecological impact assessment (EcIA) at Taff and Crescent Streets, Merthyr Vale (the site) centred at grid reference ST 07546 99441.
- 1.2 A preliminary ecological appraisal (PEA) and a preliminary roost assessment (PRA) for bats and nesting birds was undertaken at the site on the 10/07/2019.
- 1.3 Further bat activity surveys (x3) were recommended, along with a period of static monitoring. The surveys (dusk emergence and pre-dawn re-entry) were undertaken on the 16/07/2019, 22/07/2019 and 17/09/2019.

Site description

- 1.4 The aerial image of the site (Figure 1) shows the site to consist of two derelict residential streets running parallel to the River Taff. The site has scrub and trees to the east and western edges, with further residential (occupied) properties to the east, and a school (beyond the river) to the west.
- 1.5 Woodland blocks (mixed) are found on the valley sides to the east and west, with agricultural land interspersed.



Figure 1 – Aerial image of the site (red line shows the site boundary).
Image used under licence (©2019 Google). Imagery date 25/06/2018.

Proposed development

- 1.6 The site is the subject of plans to demolish the buildings onsite. The properties were flooded in recent years and are at risk of further flooding, making them unsuitable for inhabitation. The properties since becoming vacant are in a state of decay and disrepair due to vandalism and are regularly accessed by drug users.

Purpose of this report

- 1.7 This report aims where possible to provide sufficient information for the local planning authority to fully assess the potential ecological impacts of the proposed development, or alternatively, to identify what further information is required to fully inform the scheme.
- 1.8 The results of the EcIA have been used to establish the need for, and extent of, any mitigation or compensation measures required as part of the proposed development.

2 METHODOLOGY

Desk study

- 2.1 A biodiversity desk study was undertaken in relation to the site in July 2019. The data was provided by Merthyr Council's ecologist, via Aderyn. The sources consulted and the type of information obtained are summarised in Table 1.

Table 1 – Sources of biodiversity and ecological records.

Source	Information requested (search buffer from site centre/boundary)
Aderyn (Merthyr Council)	- Bats and roof-nesting birds only: - Bats (2km) - Roof nesting birds (0.15km)
Multi-Agency Geographic Information for the Countryside (MAGIC) ¹	- International statutory designations (5km) - National statutory designations (2km)

- 2.2 The search buffers are considered to be sufficient to cover the potential zone of influence (ZoI²) of the proposed development.
- 2.3 The impact of the proposed development on the biological integrity of any nearby designated protected sites has been fully considered.
- 2.4 Data for bats and birds only was obtained due to the demolition impacting upon the built structures in the main. Other species are considered within this report, based on the available onsite and adjacent habitats.
- 2.5 No previous survey information was available for the site itself.

Field surveys

Preliminary ecological appraisal

- 2.1 A field survey was undertaken on the 10th July 2019.
- 2.2 All habitats present within the site with the potential to support rare, protected, or otherwise notable species of flora or fauna (together with any direct signs) were noted.
- 2.3 In the context of this report, rare, protected, or otherwise notable species of flora or fauna were those considered to meet any of the following criteria:
- Species protected by UK or European legislation (see Appendix V);
 - UK Post 2010 UK Biodiversity Framework priority species or Local Biodiversity Action Plan (LBAP) species;
 - Nationally rare or nationally scarce species;
 - Species of Conservation Concern (e.g. JNCC Red List, RSPB/BTO Red or Amber Lists).
- 2.4 The Wildlife and Countryside Act (1981) as amended, makes it an offence to release or allow to escape into the wild any animal, plant or micro-organism not ordinarily resident in the UK (as listed in Schedule 9 of the Act). Plant species listed in Schedule 9 were searched for during the survey. Examples include species such as Japanese knotweed (*Fallopia japonica*) and Himalayan balsam (*Impatiens glandulifera*).

¹ <http://magic.defra.gov.uk/MagicMap.aspx>

² ZoI definition – 'the areas/resources that may be affected by the biophysical changes caused by activities associated with a project' (CIEEM, 2016).

Preliminary roost assessment (PRA) for bats and nesting birds

- 2.5 A field survey was undertaken on the 10th July 2019.
- 2.6 An assessment of the onsite buildings was undertaken in accordance with the latest published best practice guidance (Collins, 2016).
- 2.7 The buildings were externally and internally (where possible) inspected for bats and their signs with the aid of high-powered lamps and close-focussing binoculars.
- 2.8 The suitability of the building to accommodate bats was assessed, along with a systematic search for signs of bats (e.g. droppings, moth wings, scratch marks, staining, etc.) or actual bats that were present. Particular attention was paid to the roof areas, with searches for any crevices or gaps in walls, gaps between beams and joists, droppings stuck to the walls, floors or other surfaces, or feeding remains below beams, in addition to a number of other factors and signs indicative of a bat roost.
- 2.9 In addition, the building was classified according to its suitability for bats, based on the presence of features within the structure and / or landscape (see Table 2).

Table 2 – Summary of guidelines for assessing the potential suitability of proposed development sites for bats (from Collins 2016).

Suitability	Description of building, tree, or structure	Number of activity survey visits required ³
Negligible	Negligible habitat features on site likely to be used by roosting bats.	None
Low	A structure or tree with one or more potential roost sites that could be used by individual bats opportunistically. However, potential roost sites not suitable for larger numbers or regular use (i.e. maternity or hibernation).	One
Moderate	A structure or tree with one or more potential roost sites that could be used by bats, but unlikely to support a roost of high conservation status.	Two
High	A structure or tree with one or more potential roost sites obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time.	Three
Confirmed roost	Evidence of bats or use by bats found.	Minimum of two – to characterise the roost

Bat activity surveys (dusk emergence and pre-dawn re-entry)

- 2.10 Three bat activity surveys (dusk emergence survey – 22/7/2019; 17/9/19 and pre-dawn re-entry – 16/7/2019) were undertaken at the onsite buildings.
- 2.11 The dusk emergence surveys commenced approximately 15 minutes before the time of local sunset (source www.sunrisesunsetmap.com) and continued for approximately 1.5 hours after sunset.
- 2.12 The pre-dawn re-entry survey commenced approximately 2 hours before the time of local sunrise (source www.sunrisesunsetmap.com) and continued for approximately 15 minute after sunset.
- 2.13 Surveyors were equipped with broadband bat detectors (Elekon BatScanner Stereo and Elekon Batloggers).
- 2.14 Note was made of all bat activity recorded including (where appropriate) roost access points, species, time of re-entry, direction of flight, behaviour (foraging or commuting) and use of landscape features. Minimal lighting was used during the surveys as this can alter the behaviour of the bats emerging from or entering a roost, or foraging or commuting over a site.
- 2.15 In addition, two static bat detectors (Anabat Express) were deployed at southern end of the site and within the central area of the site. These collected data for a total of five consecutive nights (17/7/19 until 22/7/19) – see Appendix I.

Surveyor information

- 2.16 The surveys were led by Alex Wilson, assisted by Julie Player, Kiani Perera, Emma Douglas, Marie Pugh, Stephen Shutt and Chloe Curran. See Table 3 for further information.

Table 3 – Surveyor information

Surveyor	Licences	Ecological experience
Alex Wilson Ph.D., B.Sc. (Hons.), MCIEEM Principal Ecologist	Bat Dormouse Barn owl	Holds a Ph.D (Visual constraints in bird behaviour). Experienced in undertaking ornithological surveys, and bat surveys. Is a licensed bat and dormouse ecologist in England and Wales. Supervisor and advisor to undergraduate and postgraduate ecological research projects.

³ To provide confidence that bats are absent from the structure

Surveyor	Licences	Ecological experience
Julie Player B.Sc. (Hons) MCIEEM Senior Ecologist	Bat Dormouse GCN	Holds a first-class honours degree in International Wildlife Biology. Experience in working for ecological consultancies since 2012. Experienced in undertaking bat, dormouse, reptile and great crested newt surveys. Is a licensed bat, dormouse and great crested newt surveyor in England and Wales.
Kiani Perera M.Sc., B.Sc. (Hons.), Student CIEEM Assistant Ecologist	GCN	Holds a 2:1 Honours degree in Wildlife and Plant Biology and a Masters in Wildlife and Conservation Management. Experienced in ecological management and co-ordination of desk study research. As well as protected habitat and species surveys and mitigation on large and small-scale sites throughout the UK, for both residential and commercial developments. Capable in undertaking out great crested newt, water vole, badger, reptile and bat surveys.
Survey assistants Emma Douglas, Marie Pugh, Stephen Shutt, Chloe Curran	-	All survey assistants received training in use of bat detectors and survey methodologies. Deemed competent and confident to use bat detectors to observe bats in flight and conduct an emergence/re-entry survey in conjunction with a licenced ecologist. Assistants backed up by experienced surveyors and/or recording detectors where possible.

Limitations and assumptions

- 2.17 Many species of bat in the UK are crevice dwelling, and bats or signs of bats can be difficult to find within a building. In addition, there may be areas that are inaccessible to the surveyor.
- 2.18 Inaccessible areas on this site were extensive due to the risk of encountering drug paraphernalia (needles were found within several properties and within the gardens). No internal access was possible within the properties and no access was permitted along the rear gardens other than the northernmost property (flats) and two southernmost properties during the bat surveys.
- 2.19 There was a high level of antisocial behaviour onsite with 24hour security required. Despite this, access into the properties by vandals and drug users still occurred during survey nights, with a minor disruption in surveillance by one surveyor to alert a guard during the 22/7/19 survey.
- 2.20 The surveys were undertaken in July (16th and 22nd) and September (17th). The July surveys were carried out closer to each other than would be normally done, in order to assess the general bat activity across the site, within the maternity period. The survey in September was carried out with the aim of investigating transitional roosting, given the proximity of the site to the river, which is likely to be used as a commuting route during this time of year.
- 2.21 The surveyors were positioned to maintain close contact within each other or security guards, with no access into the rear gardens (other than that gained during the surveys). This meant that the rear aspects of much of the site remained unsighted.

3 RESULTS

Desk study

Designated sites (statutory)

- 3.1 There were no international or national statutory designations within 5km (or 2km respectively) of the site.

Designated sites (non-statutory)

- 3.2 There were five local non-statutory designations (SINC) within 1km of the site (see Table 4). A small area of Ancient Semi Natural Woodland was also noted approximately 200m to the east of the site.

Table 4 – Summary of designated sites in range of the site.

Site name	Designation	Description / key reason for designation	Distance & direction
Afon Taf	SINC	The major river in the County Borough. Includes areas of bankside habitats, particularly towards the south where the river corridor is less industrialised than further north. Associated habitats are chiefly semi-natural woodland, including areas of ancient semi-natural woodland and linear wet woodlands. There are also numerous neutral grasslands, scrub patches and bracken stands, as well as small areas of marshy grassland and tall herb vegetation. Notable features of the river course include cobble banks which support localised plants. Otter occurs throughout the length of the river which is known to be of value to a wide variety of birds, fish, bats and reptiles.	Adj, W
Merthyr Vale	SINC	Complex mosaic of ffridd habitats above the Afon Taf. These comprise mainly seminatural woodlands, acid grasslands, dry heathlands and bracken slopes. Other habitats include dense and scattered scrub, marshy grassland and neutral grassland. There is also a large disused quarry with associated spoil tips which have revegetated with heathland. In the north of the site is a large regraded colliery spoil tip supporting acid grassland with several species of interest.	0.18km E
West Aberfan	SINC	Two parcels of land situated on the lower slopes of the Taff valley between Aberfan and the A470. The southern areas of the site support a mosaic of damp neutral grasslands, semi-natural broadleaved woodlands along minor streams and bracken stands. The woodlands include areas of wet woodland) and drier areas. The neutral grasslands are generally species-rich and include both unimproved and semi-improved areas. The northern portion of the site consists of a colliery spoil substrate that has revegetated with a mosaic of neutral grasslands and mixed-species scrub.	0.32km W
Mynydd-y-Capel Common	SINC	Area of upland common land and ffridd occupying part of the hilltop between the Taf and Bargoed Taf valleys. Supports a mosaic of habitats characteristic of dry acid soils, particularly unimproved and semi-	0.42km E

		improved acid grasslands, with bracken slopes and small areas of heathland gorse scrub. There are numerous outcrops of acidic rock and small disused quarries.	
Tarren-y-Gigfran	SINC	Semi-upland valleyside slopes above the A470, including a large disused quarry with screes and outcrops, supporting dry heathland, bracken slopes and semi-improved acid grassland. Also includes numerous areas of semi-natural woodland, including ancient semi-natural woodland and wet woodland along the course of small streams. A second, smaller parcel of land to the west of the main part of the site comprises a hilltop heathland. The site is partially enclosed by conifer plantation.	0.47km W

Protected species

3.3 Table 5 summarises the priority and protected species records found within the local area within the last 10 years.

Table 5 – Priority and protected species records found in the vicinity of the site

Protected & priority		# of records (# species)			Further information
Groups	Species	Onsite	<500m	>500m	
Bats	Common pipistrelle	-	3	8	Closest records are for bats in flight (335m); no roost records returned
	Soprano pipistrelle	-	1	9	Closest records are for bats in flight (304m); no roost records returned
	Unidentified pipistrelle	-	1	2	Closest record for unspecified roost
	Noctule	-	1	3	Closest records are for bats in flight (335m); no roost records returned
	Natterer's bat	-	-	1	Flight record at 653m away
	Unidentified <i>Myotis</i>	-	-	-	Flight record at 653m away
	Unidentified bat	-	1	3	Flight record at 335m away; roost at 653m away (unspecified)
	TOTALS	-	7 (3+)	26 (4+)	
Mammals (non-bat)	Otter	-	-	20	Closest record at 506m
	Other mammals	3 (2)	-	10 (3)	Hedgehog (187m), weasel (491m), polecat (1.4km)
Birds (Schedule 1)	Goshawk	-	3 (2)	66 (13)	Closest records for goshawk (85m) and kingfisher (360m). Other records include peregrine, common crossbill, merlin, red kite, redwing, marsh harrier, brambling, Mediterranean gull, firecrest and barn owl.

Birds (non-Schedule 1)	See further information	-	6 (4)	297 (24)	Closest records for tree pipit (85m), song thrush (329m) bullfinch (335m) and kestrel (394m)
Plants	See further information	-	-	10 (3)	Cornflower (756m), bluebell (793m) and wood bittercress (2.1km)
Invertebrates	See further information	-	8 (3)	93 (12)	Closest records for small heath and cinnabar (85m) and small pearl-bordered fritillary (345m). Other species include wall, small square-spot, grayling, broom moth, buff ermine.
Reptiles	See further information	-	-	20 (3)	Slow worm (531m), common lizard (813m), grass snake (1.8km)
Amphibians	See further information	-	1 (1)	4 (2)	Common toad (200m), common frog (571m)
Fish	See further information	-	2	2	Salmon, closest record 311m

3.4 There are no protected areas (SSSIs or SACs) designated for their bat populations within 10km of the site.

Field surveys

Timing and conditions

3.5 The survey timings and prevailing weather conditions during the PRA and bat activity surveys can be seen in Table 6.

Table 6 – Summary of survey timing and conditions during surveys.

Date	Type	Conditions						
		Temp [°C]	Cloud cover [Oktas]		Wind speed [Beaufort]	Rain		
10/07/2019	PEA/PRA	18	3		2		Nil	
Date	Type	Survey Timing			Conditions			
		Start	End	Sunset / Sunrise	Temp [°C]	Cloud Cover [Oktas]	Wind Speed [Beaufort]	Rain
16/07/2019	Pre-dawn re-entry	03:13	05:28	05:13	Start: 14 End: 14	Start: 1 End: 0	Start: 2 End: 2	-
22/07/2019	Dusk emergence	21:03	22:48	21:18	Start: 20 End: 17	Start: 1 End: 1	Start: 1 End: 1	-
17/09/2019	Dusk emergence	19:09	20:54	19:24	Start: 16 End: 13	Start: 0 End: 0	Start: 1 End: 0	-

Preliminary ecological appraisal

3.6 The site was comprised of buildings, hardstanding, amenity grassland, introduced shrubs, scrub, soft landscaping and scattered trees/treeline.

3.7 Immediately adjacent to the site runs the Afon Taf, with the western properties' gardens being built above the bank with retaining walls present.

- 3.8 The gardens of each property were separated by either fencing or walls (block and brick) with some vandalism meaning that some walls and rear access routes were blocked or impeded.
- 3.9 As the site access was restricted to the hardstanding areas, a full assessment of the species present within the gardens was not possible, and a full map was not able to be produced. A Target Note plan (Figure 2) was however produced to illustrate the survey and provide information on the key areas for consideration.
- 3.10 Table 7 outlines the habitats and floral species found associated with them (during the PEA).
- 3.11 Fauna observed during the survey: nuthatch, magpie, jackdaw, goldfinch, mallard, orange-tip butterfly, white-tailed bumblebee, robin and blackbird. Tawny owl, swift, grey wagtail, pied wagtail, grey heron, dipper and cormorant were heard or observed during the bat activity surveys.

Table 7 - Habitat and associated species

Habitat type / Linear feature	Species present
<i>J1.2 Amenity grassland</i> Overgrown gardens and verges within and around the properties	False-oat grass, sow thistle sp, common nettle, brome sp, perennial ryegrass, Yorkshire fog, cock's foot grass, bramble, creeping buttercup, meadow buttercup, white clover, broad-leaved dock, rosebay willowherb, annual meadow grass
<i>A2.1 Scrub (dense/continuous)</i> Patches within gardens and encroaching from eastern boundary.	Hedge bindweed, bramble, common nettle, ivy, buddleja,
<i>A3.1 Broad-leaved, parkland and scattered trees</i> Scattered and linear treelines along the eastern boundary forming the boundary. Scattered trees onsite also within gardens including ornamental specimens and variants.	Ash, sycamore, silver birch, cherry, alder, hazel
<i>J1.4 Introduced shrub</i> Gardens include a variety of non-native species, as well as significant Japanese knotweed onsite and adjacent, and Himalayan balsam (offsite).	Buddleia, rhododendron sp, rose sp, honeysuckle, Japanese knotweed, apple, <i>Mahonia</i>.
<i>J3.6 Buildings</i> Two streets of terraced properties, garages, outbuildings and a block of flats are present onsite.	
<i>J5 Other habitat</i> Hardstanding paths and roads through the site; paths through gardens	Hoary mustard, sow thistle
<i>F2.2 Inundation vegetation</i> (Offsite, bounding the site to west along gardens)	Willow sp, Himalayan balsam, Japanese knotweed, buddleia, hogweed, hemlock water dropwort
<i>G2 Running water</i> (Offsite, bounding site to west along gardens)	



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Figure 2 – Target note plan of the site. 1 – Japanese knotweed; 2 – Himalayan balsam; 3- dense scrub; 4 – Unsurveyed area; 5 – Habitat suitable for use by reptiles (including some adjoining offsite areas)

Preliminary roost assessment (PRA) for bats and nesting birds

- 3.12 No internal assessment was undertaken within the properties (except the accessible garages) and a walkover of the site was instead undertaken due to health and safety constraints.
- 3.13 The site contained two residential streets with garages, terraced houses, outbuildings/sheds and a block of flats.
- 3.14 There was variation in the state of the buildings with many having relatively intact roofs (some with solar panels, some with roof lights). There are both tiled and slated roofs, with a mixture of uPVC and timber soffits, fascias and barge boards. Some have chimneys intact, with many having had these capped or replaced with flues.
- 3.15 The terraced properties are over two storeys with many having rear extensions projecting into the gardens. These vary from single storey to double storey with a variety of roof designs seen (catslide, pitched, flat). The terraced properties are mainly rendered, with some pebble-dashed, or stone cladding. Where buildings have decayed, the render has come away leaving the brick exposed.
- 3.16 The garages (block built) onsite were vandalised and burned out, with holes in the roofs noted. One garage inspected was found to have a breathable membrane roof lining below a tile system (at the southern end) and one at the centre of the site was noted to have a corrugated sheet roof and large opening to the western aspect.
- 3.17 The block of flats at the northern end is over four storeys and is a brick-built structure with a slated and hipped/pitched roof. The windows and doors (many open or missing) were uPVC and the soffits were timber.
- 3.18 Whilst many (most) properties have been boarded closed by either plywood sheeting, block work or metal security doors/window coverings, there are some which remain open (particularly to the rear of the properties, and upper floors).
- 3.19 No signs of bat use were observed during the walkover survey however there were many potential access points and roost features suitable for all bat species, including open windows, roof lights and doors, missing and slipped tiles/slates, and gaps at soffits and barge boards.
- 3.20 The images in Appendix IV show the range of features found onsite.

Links to surrounding habitat

- 3.21 The site is well linked to woodland and water (the Afon Taf is adjacent to the site).
- 3.22 There are no working street lights onsite with lighting present to the east and north.
- 3.23 The site itself is therefore quite dark with an approximate radiance level of $3.52 \times 10^{-9} \text{ W cm}^{-2} \text{ *sr}$ (see Figure 3), and there are dark commuting corridors from the site to the river and nearby woodland.

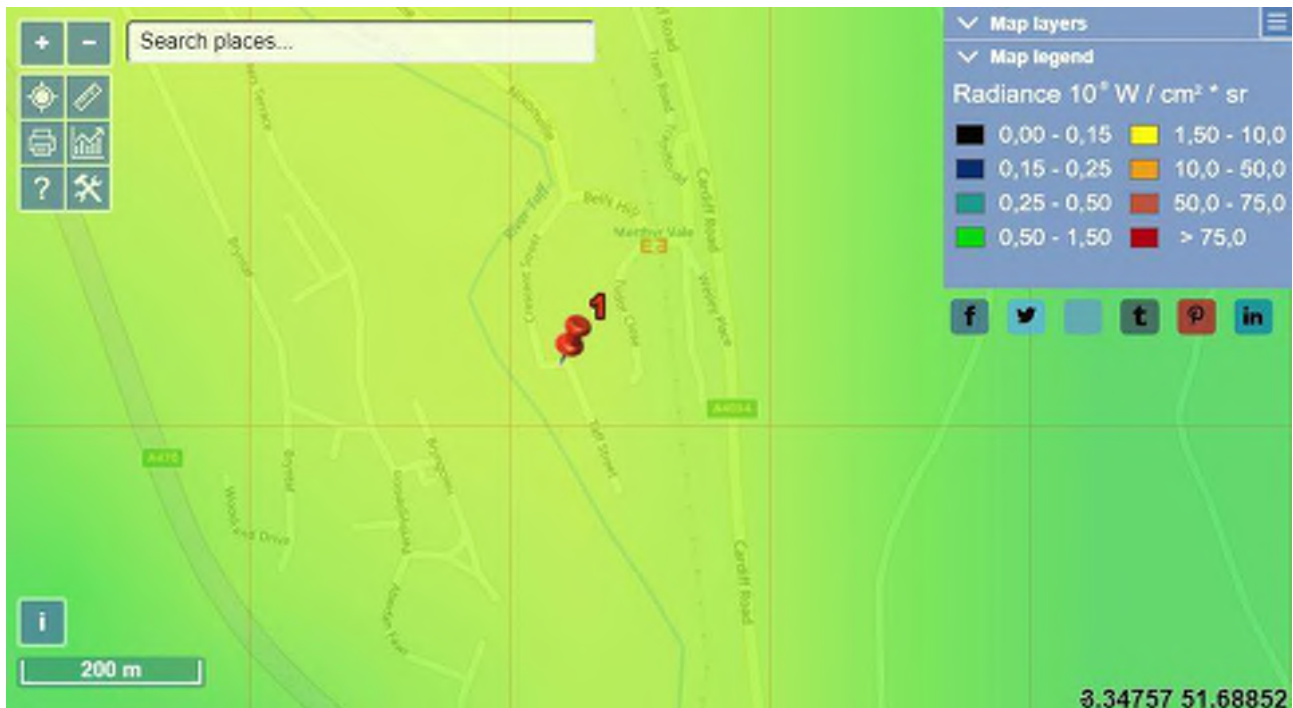


Figure 3 – Radiance levels at the site and local area are moderate (www.lightpollutionmap.info).

Bat activity surveys

3.24 The results of the bat activity surveys are summarised in Table 9.

Table 8 – Bat activity survey results. SS±xx refers to the time in minutes before/after sunset and SR±xx refers to the time in minutes before/after sunrise.

Survey type and date	Roosts and activity/points of particular interest	General observations
Pre-dawn re-entry 16/07/2019	10+ common pipistrelle entered roost at south-east of site from SR-36 8 soprano pipistrelle entered roost at northern end of site (flats) from SR-8 4 Daubenton's bats entered roost at northern end of site (flats) from SR-45 1 common pipistrelle entered roost at northern end of site (flats) at SR-18	- Constant activity throughout the survey over the river and along the vegetation to the east of the site – Daubenton's bat, soprano pipistrelle, noctule and common pipistrelle. - Significant noctule activity associated with the woodland to the west of the river, with one individual observed flying towards the ancient woodland site to the east at sunrise
Dusk emergence 22/07/2019	2 common pipistrelle emerged from 2 roosts at south-east end of site at SS+44 and SS+19 2 common pipistrelle emerged from roost at northern end of site at SS+52 1 unspecified bat emerged from property on Crescent Street, towards river at SS-2 2 soprano pipistrelle emerged from 2 roosts within northern (flats) at SS+21 and SS+32 1 soprano pipistrelle emerged from northern (open upper floor window of property opposite flats) at SS+31 1 Daubenton's bat emerged from roost in northern building at SS+38	As before with occasional long-eared pass.

Survey type and date	Roosts and activity/points of particular interest	General observations
Dusk emergence 17/09/2019	5 common pipistrelle emerged from north-westernmost property on Taff Street from SS+39 2 soprano pipistrelle emerged from roost within northern (flats) at SS+8 1 soprano pipistrelle emerged from roost within property towards south east end of Crescent Street at SS+48 1 unspecified bat emerged from roost within property towards south east end of Crescent Street at SS+53 2 soprano pipistrelle emerged from property towards south-western end of Taff Street at SS+12 1 unspecified (not echolocating) bat emerged at SS+18 from a nearby property to previous	Quieter than previous surveys, however with much noctule activity along the river corridor as before.

3.25 Bat flight lines, surveyor positions and roost locations can be seen in Appendices I and II.

3.26 The results of the static monitoring survey can be seen in Table 9. Highlighted in yellow are those records within 30 minutes of sunset or sunrise for more light tolerant species and highlighted in green are those within an hour (for more light intolerant species). This is likely to indicate a roost within the local area for the species detected.

Table 9 – Results of the static monitoring survey.

Static location	Date	Species	Earliest relative to sunset/sunrise (mins)	Latest relative to sunset/sunrise (mins)
1	17-Jul	Common pipistrelle	6	108
1	17-Jul	Noctule	-6	33
1	17-Jul	Soprano pipistrelle	3	86
1	17-Jul	Nathusius pipistrelle	46	53
1	17-Jul	Myotis sp	64	64
1	18-Jul	Common pipistrelle	-18	25
1	18-Jul	Brown long-eared	132	43
1	18-Jul	Noctule	-3	24
1	18-Jul	Soprano pipistrelle	25	75
1	20-Jul	Noctule	-3	15
1	20-Jul	Brown long-eared	183	36
1	20-Jul	Common pipistrelle	3	71
1	20-Jul	Soprano pipistrelle	14	13
1	20-Jul	Myotis sp	70	201
1	21-Jul	Noctule	2	4
1	21-Jul	Brown long-eared	96	308
1	21-Jul	Myotis sp	308	302
1	21-Jul	Soprano pipistrelle	8	137
1	21-Jul	Common pipistrelle	10	230
1	22-Jul	Noctule	36	46

2	17-Jul	Soprano pipistrelle	5	28
2	17-Jul	Noctule	12	16
2	17-Jul	Common pipistrelle	16	28
2	18-Jul	Noctule	9	23
2	18-Jul	Common pipistrelle	21	136
2	18-Jul	Soprano pipistrelle	23	43
2	19-Jul	Common pipistrelle	12	50
2	19-Jul	Noctule	25	74
2	19-Jul	Soprano pipistrelle	13	24
2	20-Jul	Common pipistrelle	27	37
2	20-Jul	Noctule	12	133
2	20-Jul	Soprano pipistrelle	28	22
2	21-Jul	Common pipistrelle	30	66
2	21-Jul	Noctule	1	-3
2	21-Jul	Soprano pipistrelle	20	16
2	21-Jul	Myotis sp	50	56
2	22-Jul	Common pipistrelle	28	98
2	22-Jul	Noctule	30	89
2	22-Jul	Soprano pipistrelle	30	89

4 INTERPRETATION AND ASSESSMENT

- 4.1 The following interpretation and assessment is provided to ensure full compliance with both UK and European legislation and both local and national planning policy (see Appendix V).

Designated sites

- 4.2 There were several non-statutory designated sites identified within the vicinity of the site. The closest of these, the Afon Taf SINC is directly adjacent to the site and its protected features may be impacted as a result of the proposals, for example, through dust generation, pollution events and spread of non-native invasives, in the absence of mitigation.
- 4.3 The proposals are however unlikely to impact on any other local sites, given the localised nature of the work at the present time.

Preliminary ecological assessment (PEA)

Priority and Protected Habitats

- 4.4 It is possible that the treeline along the eastern boundary was a former hedgerow having grown out with inadequate management over time. It is leggy and gappy and so does not constitute a hedgerow (which is a priority habitat) at the current time. This treeline is envisaged to be retained.
- 4.5 No priority habitats (as classified in Section 7 of the Environment (Wales) Act (2016)) were found onsite. The Afon Taf runs adjacent (priority habitat).

Priority and Protected Species

Bats

- 4.6 The records returned included records for at least four species of bat (common and soprano pipistrelle, noctule, Natterer's bat) in addition to unspecified bats.
- 4.7 The onsite habitats are suitable to support a range of bats species (see below for further detail and assessment) including light intolerant species due to its excellent location alongside unlit woodland and a river corridor.

Common dormouse

- 4.8 No dormice records are known within the local area (no records returned from the local biodiversity records search).
- 4.9 The treelines and vegetation bounding the site do however provide linkages for species such as dormice to use, with several plant species noted onsite that are supportive of this species in terms of foraging.
- 4.10 The boundary vegetation in places is gappy, however there are denser sections which offer more suitable opportunities for nesting.
- 4.11 The site's history (recent active use as a residential area with terraced housing built in the early 1900's) involves continued use of the site for over 100 years, with pre-1900s vegetation removed (was previously part of Ynys Owen Farm (map imagery dating to 1876) to build the houses. The eastern boundary vegetation is therefore relatively recent and has been isolated from nearby or linked habitats for some time. This long-standing inhabitation and disturbance (through management in gardens and human activity), and isolation does not support the possibility that the site is used by dormice.
- 4.12 Despite this, if present, dormice will be impacted by the demolition due to disturbance and removal of garden vegetation, in the absence of mitigation.

European otter

- 4.13 Otter are known to use the Afon Taf (records within 506m of the site on the river) and the section that passes the site is relatively shallow with gravel beds formed. This is likely to mean that otter routinely use the river, and the woodland the west of the site to commute and potentially rest within. This woodland is accessible via the western river bank.
- 4.14 The walls separating the river and its inundation habitat from the onsite gardens of the properties are several metres in height and are likely to serve as an adequate barrier to otter.
- 4.15 There is suitable onsite habitat to support resting otter if they were to enter and the demolition may impact upon them through disturbance (if they are onsite or present on the river during works) and through pollution events causing loss of foraging opportunities within the river corridor.

Reptiles and amphibians

- 4.16 There are records of slow worm within 531m of the site, with common lizard and grass snake found further afield but still present within 2km of the site.
- 4.17 The site offers some suitable areas for use by reptiles, with overgrown gardens and unmown amenity areas potentially having been colonised by species such as common lizard and slow worm. Larger snake species may be present, though the previous use and management of the site, and isolation from other large suitable habitat areas means that this is less likely.
- 4.18 No ponds were noted onsite, though it is possible that small garden ponds are present, and which may support breeding amphibians. There was a lack of any significant (suitable) waterbody to support breeding great crested newt, though this species can be found within networks of small garden ponds.
- 4.19 It is possible that the vegetated sections of the site may provide suitable resources for amphibians in their terrestrial phase, and so may be impacted by the proposals, in the absence of mitigation.

Nesting birds

- 4.20 Several bird species were heard and seen during the survey, with many species records returned.
- 4.21 The proposals will disturb vegetation which may be used by nesting birds, as well as removing portions of it which will directly impact upon nests, if works are completed during the breeding season.
- 4.22 The properties themselves are likely to be used by nesting birds also, with freely available access into nooks and crannies within the main buildings as well as outbuildings and sheds.
- 4.23 The birds using the river itself (cormorant, dipper, mallard, heron) are unlikely to be directly impacted, unless there is a pollution event causing detritus, dust or other pollution to enter the water or its margins.
- 4.24 The tawny owls observed and heard were using the woodland to the west of the river and the woodland to the east of the site also, with it unlikely that they will use onsite trees to nest within due to their lack of suitable features.
- 4.25 The works will result in the loss of nesting, commuting and foraging habitats in the absence of mitigation and compensation.

European badger

- 4.26 No signs of badger use were noted during the surveys undertaken at the site, with no observed setts, latrines, hairs, snuffle holes or scent. No records of badger were returned from the biodiversity records search.

- 4.27 The security guards onsite also had not seen any badger (they had noted bats, birds, cats, rats and foxes) which would have been possible given their 24hour presence.
- 4.28 The dense scrub to the rear of the eastern properties may superficially offer refuge for badger, though the local area is relatively urban with adjacent properties and roads. There is also limited foraging resources onsite for badger and it is more likely that this species would be present within the nearby woodland to the east or that on the opposite side of the river, which are connected to open foraging areas and woodland pockets.
- 4.29 There is unlikely to be any impacts on badger as a result of the proposals.

West European hedgehog and other mammals

- 4.30 No hedgehogs were noted onsite during the surveys, however hedgehogs may be present onsite and using the gardens or eastern scrub and treeline, out of sight of security or surveyors. Records for hedgehog were returned as present in the local area.
- 4.31 Any vegetation removal has the potential to kill or injure hedgehogs that may be present within the leaf litter or scrub layer, as hedgehogs use these to nest and rest within. Hedgehogs will still have a continued vegetated corridor to forage along and rest within, along the eastern boundary post works.
- 4.32 Polecat and weasel records were returned also, with the nearest (weasel) being found within 500m of the site). This record was found to the east of the site, with an animal found running across the track within the woodland (east of the A4054). This habitat is suited to polecat with woodland edges present offering opportunities to forage and hide. It is possible that the site may be used by polecat (and weasel) foraging upon rats and other rodents within the gardens and structures, and that they may therefore be impacted by the works (construction related impacts only). There will continue to be linkages across the site for foraging and commuting and so it is unlikely that there will be any long-term impacts on these species.

Invertebrates

- 4.33 Several common species of invertebrate were observed during the surveys. It is likely that a range of such species will visit the onsite flora.
- 4.34 The closest species returned from the local records search were for small heath, small pearl-bordered fritillary and cinnabar. The small heath forages upon bent, fescues and meadow grasses, some of which are found onsite. Ragwort was not noted, however it is likely to be present.
- 4.35 No species supportive of fritillary species was noted onsite, with no devil's bit scabious or other scabious seen, nor any violet species.
- 4.36 The proposals will mean that most of the garden vegetation is removed, however it is unlikely that the southern grassland will be destroyed, and the boundary trees and scrub will be retained, and so there will still be some habitat onsite and linking to others in the local area, suitable for use by common invertebrate species.

Invasive species

- 4.37 The site was found to have a significant amount of Japanese knotweed present, along with Himalayan balsam within the inundation zone of the river (potentially meaning that the seeds have spread onto the site).
- 4.38 Garden specimens are also present, with rhododendron and buddleja with others (including crocosmia) likely to be present.

4.39 In the absence of mitigation, these species may spread offsite, causing damage to structures (i.e. retaining walls of the river) and harming biodiversity.

Other priority or protected species

4.40 No other priority or protected species as returned from the local records search were found onsite, or were likely to be found onsite.

Bat surveys

4.41 Bat roosts for common pipistrelle, soprano pipistrelle, and Daubenton's bat were confirmed within the onsite buildings. Appendices I and II shows the results of the survey with the locations of the roosts, numbers of bats using them and flight paths from and to the roosts.

4.42 Three bats were observed to emerge either too far from the surveyor location to pick up an echolocation call, or that did not echolocate. All of these had flight behaviour indicative of pipistrelles.

4.43 It is likely that a structure towards the south of the site is also used occasionally by brown long-eared bats as either a night roost or feeding perch, given the results of the static monitoring.

4.44 Other bat species heard onsite were noctule, brown long-eared and Nathusius' pipistrelle. Noctule were unlikely to roost onsite, given a lack of suitable tree crevices (as observed), with their activity focussed along the woodland edge to the west of the site, and with a likely roost within the ASNW to the east of the site.

4.45 The timing of the Nathusius' pipistrelle activity may indicate an occasional use, with this species only detected on one night of five, and on the southernmost detector. Nathusius' pipistrelle are known to roost with other pipistrelles (or at least close by) and so as a precaution, this species is considered as roosting onsite.

4.46 The movement between the roosts in a relatively short space of time indicates that the conditions across the site are suitable to support bats, with a single property not able to support a maternity roost throughout the summer season. This was illustrated by all maternity roosts onsite (noted on the dawn survey of the 16th July) moving by the 22nd July (dusk survey). The temperatures at this time were very warm, and so the movement is likely to have been to utilise optimal climatic conditions elsewhere onsite.

4.47 It is unlikely that the maternity colonies would have disbanded entirely at this time as the young would be unlikely to be volant.

4.48 The Daubenton's bat roost (four individuals) was considered a small maternity roost. Daubenton's bats are known to regularly switch roosts, even during the maternity season (albeit less so than non-breeding individuals), remaining within a river catchment area. This species uses both buildings and trees, and so it is likely that the bats observed on the dawn survey moved to an alternative roosting location within the local area subsequently (Ngamprasertwong, T et al, 2014).

4.49 Neither the static detectors (placed within or on the edge of vegetation cover) or the detectors used during the activity surveys detected any horseshoe bat activity. Whilst this does not mean that these species will never use the site, no record of their use was found during the survey period. Any use of the vegetated boundary would have been determined by the static detectors, especially if significant numbers of these species were present. The routes that these bats would likely use (avoiding light) would be southwards along the eastern boundary or the river corridor.

- 4.50 No investigation of the site for hibernating bats was undertaken due to the lack of access. The buildings are likely to provide resources for bats at this time of year due to the multitude of gaps and crevices present within the buildings.
- 4.51 In the absence of mitigation, there will be a negative impact on bat species as a result of the proposed development of the site.
- 4.52 An assessment was made of the value of all bat roosts identified onsite (plus the value of the site for commuting and foraging) using the framework suggested by Wray et al (2010) – see Table 10.
- 4.53 This analysis suggests that the roosts present onsite (or likely to be present onsite) range in importance from regional level for maternity Daubenton's roost and commuting/foraging Nathusius pipistrelle; to local level for individual and small numbers of common ad soprano pipistrelles.

Table 10 – Value of the site for bats (from Wray et al 2010)

Site location	Wales					
Type & complexity of linear features	Complex network or mature well-established hedgerows, small fields and rivers/streams					
Foraging habitat characteristics	Isolated woodland patches, less intensive arable and/or small towns/villages					
Species on site	Roost type	# of bats	Roosts/potential roosts nearby	Geographic frame of reference [score]		
				Roost	Commuting	Foraging
Brown long-eared	Individual bats	Individual	Moderate/unknown	County	Local [19]	Local [17]
Common pipistrelle	Individual bats	Individual	Moderate/unknown	Local	Local [16]	Local [14]
Common pipistrelle	Small numbers of non-breeding bats	Small	Moderate/unknown	Local	County [21]	Local [19]
Common pipistrelle	Maternity sites	Small	Moderate/unknown	County	County [21]	Local [19]
Daubentons	Maternity sites	Small	Moderate/unknown	Regional	County [24]	County [22]
Daubentons	Individual bats	Individual	Moderate/unknown	County	Local [19]	Local [17]
Nathusius pipistrelle	Individual bats	Individual	Moderate/unknown	County	Regional [34]	Regional [32]
Soprano pipistrelle	Individual bats	Individual	Moderate/unknown	Local	Local [16]	Local [14]
Soprano pipistrelle	Small numbers of non-breeding bats	Small	Moderate/unknown	Local	County [21]	Local [19]
Soprano pipistrelle	Maternity sites	Small	Moderate/unknown	County	County [21]	Local [19]

5 CONCLUSIONS AND RECOMMENDATIONS

- 5.1 Wildwood Ecology was commissioned by Merthyr Tydfil Council (the client) to undertake an ecological impact assessment (EcIA) for bats and nesting birds at Taff and Crescent Streets, Merthyr Vale.
- 5.2 The site is the subject of plans to demolish the onsite structures.

Designated sites

- 5.3 The Afon Taf SINC may be impacted in the absence of adequate pollution control measures – this includes for light, debris, dust, chemical, fuel and invasive species. A pollution control strategy will be implemented to ensure that the river corridor is not impacted. This may include dust fencing along the western boundary, more careful demolition methods along this section, spill kits (and trained personnel available to use them), no night working, no lighting of the river corridor, and an invasive species eradication and control programme to be agreed and implemented.
- 5.4 The treeline along the eastern boundary and along the river will be retained. This will provide continued connectivity for wildlife.

Protected species

- 5.5 Recommendations regarding protected species are shown in Table 11.
- 5.6 Liaison with an invasives specialist will be required in order to adhere to the timescales below and also ensure that the invasive species onsite are not spread, and are controlled.
- 5.7 A Construction Environmental Management Plan (CEMP) will be produced with respect to the demolition works and minimising/eliminating risks to water quality of the Afon Taf (and subsequent impacts on fish, invertebrates and other species that rely upon these for food).
- 5.8 An ecological watching brief will be required, with a retained ecologist onsite during works. A pre-commencement tool-box talk will be provided to all onsite contractors and staff.

Table 11 – Recommendations.

Species/habitats	Recommendations
Bats	Please see below for detail – an EPS licence will be required to be in place prior to works commencing. This will also require a method statement to be adhered to, and compensation roosts installed or amendment to retain existing roosts. There will be no night time working, onsite night lighting of the river corridor or eastern treeline, or any new or retained roosts.
Nesting birds	Retain any shrubs/scrub and trees where possible. Any works / vegetation clearance that may impact upon nesting birds will take place outside of the bird nesting season. In the event that clearance work has to be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified person. Any active nests identified should be protected until the young have fledged. Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - http://www.jncc.gov.uk/page-3614 is involved, compensation for impacts, e.g., loss of nesting sites, should be devised and implemented. Compensation nesting sites will be installed on the northern block of flats: 2 x swift boxes at the eaves 2 x house sparrow terraces at first floor level In addition, 2 x open fronted boxes and 2 x 32mm boxes will be installed on the southern bat house (as directed by the ecologist). These will all be woodcrete type.

	Bramble and scrub will be encouraged to grow to form natural thickets for natural nesting opportunities.
Reptiles	Vegetation (grassland) within gardens will be cut to ground level between November and March (single cut), and maintained as such until demolition is complete. The southern area of grassland will be retained as suitable for reptiles, with no plant or machinery parked on this area. Existing stone piles, debris or brash onsite will be retained in situ until after April when temperatures warm up sufficiently to allow bromating reptiles to safely escape to safety. The area to the south of the site will be enhanced for reptiles, with stone/rubble, brash or vegetation cuttings (not invasives) placed in an ordered heap to form a habitat pile. In the event that any reptiles are found onsite, the retained ecologist will provide advice on the best course of action, with translocation possible to the southern offsite grassland. This would then require reptile fencing to be installed along the southern boundary to prevent reptiles re-entering the site.
Dormice	A precautionary approach is advised with pre-commencement check of vegetation to be cut back by a licenced ecologist. The vegetation will only be removed in the winter period (above ground) with the ecologist making a decision on whether or not the remaining root ball or any cavity present is suitable for use by hibernating animals. In the event that there no chance of dormouse use, the root ball may be removed in winter also. If not, then it will be left until after May. If at any time a dormouse is found. Any works impacting vegetation will cease and a licence from NRW sought. Mitigation measures may be required (i.e. planting of hedgerow).
Hedgehog	Vegetation will be cut to 200mm height with contractors maintaining full vigilance of the ground. The leaf litter layer and any dense sections will be manually checked through prior to continuing. In the event that a hedgehog is found, it will be checked for health by the ecologist and either taken into care, or repositioned in a safe location with similar cover.
Amphibians	A pre-commencement check for ponds will be made as gardens become more accessible. Works will be carried out with care, as for reptiles. In the event that any great crested newt are found, works will cease until an NRW licence is in place along with the appropriate mitigation measures.
Invertebrates	Retention of boundary vegetation, and the southern grassland parcel will ensure that there are continued resources and linkages for invertebrates already present on site to continue to use.
Otter	A pre-commencement and ongoing check of the site for otter will be undertaken as gardens are made more accessible. There will be no night time working and no lighting of the river. Any excavations will include a means of escape for entrapped animals. All rubbish and materials will be collected and removed from site on a regular basis to prevent trapping or injury of any wildlife. All equipment, materials and chemicals will be stored away from the Afon Taf. Any chemical, fuel and oil stores will be sited on impervious bases within a secured bund. In the unlikely event that evidence suggesting otter presence within the site footprint, works must stop immediately and the retained ecologist or NRW contacted for advice.
Badger	As for otter.

Bats

- 5.9 Bat roosts for common pipstrelle, soprano pipistrelle and Daubenton's bat were confirmed within the onsite buildings, with it also likely that Nathusius' pipistrelle and brown long-eared bats roost occasionally.

- 5.10 In the absence of mitigation, there will be a negative impact on bat species as a result of the proposed development of the site.
- 5.11 A European Protected Species licence (EPSL) for all species of bats roosting onsite will be obtained in order for the works to the building(s) to be legally undertaken. The EPSL will require a detailed mitigation and compensation strategy to be devised in the form of a method statement. This will aim to ensure that the maintenance of the roosts and local bat populations are maintained at a favourable conservation status.
- 5.12 The method statement will include mitigation recommendations as follows:
- 5.13 The northernmost building (block of flats) will be repaired and made into a bat house, with no access for humans. This is already a roost for Daubenton's bat (maternity and single), soprano pipistrelle (maternity, small numbers and individual) and common pipistrelle (individual). Repairs would require that the roof is reinstated, windows closed with more appropriate (and not able to be vandalised) access in place; and that the structure is regularly monitored for signs of vandalism or interference. Further exterior features will be created in the form of either bat boxes or wooden cladding at 2nd/3rd floor and above height with gaps within, on the southern aspect.
- 5.14 Bat worker access will be made possible at the first floor level via a locked steel door accessible only by ladder or MEWP.
- 5.15 All windows and doorways (other than as directed for bat or bat worker access) within the property will be blocked off to ensure the interior is dark – these will be blocked off using bricks or blocks, and the glass (and frame) removed to prevent it being smashed at a later date.
- 5.16 The method statement will also detail the appropriate timing for works to the buildings. This will be outside of the most vulnerable time periods for bats (maternity season and the hibernation season), either in the autumn (October/November) or the spring (March/April).
- 5.17 Only BS747 Type 1F bitumen roofing felt or wooden sarking will be used to line the roof. Breathable membranes will not be used as they are detrimental to the welfare of bats and when used in bat roosts are known to lose their functionality over time.
- 5.18 The retained building will be made good (re-roofed as appropriate, internal bat features added, access features added or made safe for bat access, and unauthorised human access prevented) prior to the onset of demolition works to provide a continued enhanced roosting resource for bats. Additional bat boxes (Greenwood's Eco-habitat single crevice box) x 3 will be installed on retained trees as interim measures.
- 5.19 In order to prevent an impact on local bat populations, foraging and commuting routes along the river corridor and the eastern boundary must remain un-fragmented. Fragmentation can occur by physical removal of the woodland habitat, but also by artificial light spilling onto them.
- 5.20 All UK bats are nocturnal species and light averse (horseshoe bats particularly so). Artificial lighting of foraging and commuting routes is known to act as a barrier to bats and fragment otherwise suitable habitats, causing a negative impact on their local populations.
- 5.21 The external works for the proposed development will be undertaken during daylight hours with no night lighting of the site. Planting (or translocation of onsite plants/trees already present) may be required to form a screen to retained/new roosts once demolition has occurred, as the buildings onsite will provide a screen to lighting. No other lighting will be installed onsite.

- 5.22 If any major tree works (e.g., felling, removal of major limbs, crown lifting) are planned (i.e. to trees unable to be inspected due to lack of safe access) then these trees must be subject to a preliminary ground level roost assessment to identify any potential roost features (PRFs). Any PRFs identified will require further investigation – a PRF inspection survey (involving tree climbing/endoscopy) prior to works. The retained ecologist will advise on this.

Biodiversity enhancement

- 5.23 Local Authorities have a duty (known as the 'Biodiversity and resilience of ecosystems duty') under the [Environment \(Wales\) Act 2016](#) to seek to maintain **and enhance** biodiversity in the exercise of their functions.
- 5.24 Where possible the existing onsite habitat will be retained to ensure that species are not adversely affected by the development. Native species of local provenance will be used for any new planting on the site to support The Action Plan for Pollinators in Wales, 2013 (<http://gov.wales/docs/desh/publications/130723pollinator-action-plan-en.pdf>).
- 5.25 Bird nesting boxes and bat roosting boxes (over and above that required for mitigation on this site) should be incorporated within any newly constructed buildings and boundary features. A range of types should be used in order to cover a variety of species. Many designs are available and we would initially recommend the following for this site:
- Bats – 5 Kent Style wooden boxes to be installed within the northern bat house
 - 2x Schwegler No.19 (or similar) Dipper box to be installed on the retaining wall behind thick growth (if appropriate); or under the foot bridge – this box may be used by a range of bird species
 - General open fronted x 2 bird boxes to go in trees
- 5.26 Where possible, new planting of wetland loving trees (i.e. willow and alder) along the river corridor would be of benefit for helping to mitigate against climate change, to help reduce flood risk and to provide an enhanced biodiverse corridor. These species may also help to provide some (willow specifically) competition for the knotweed.

Overall conclusion

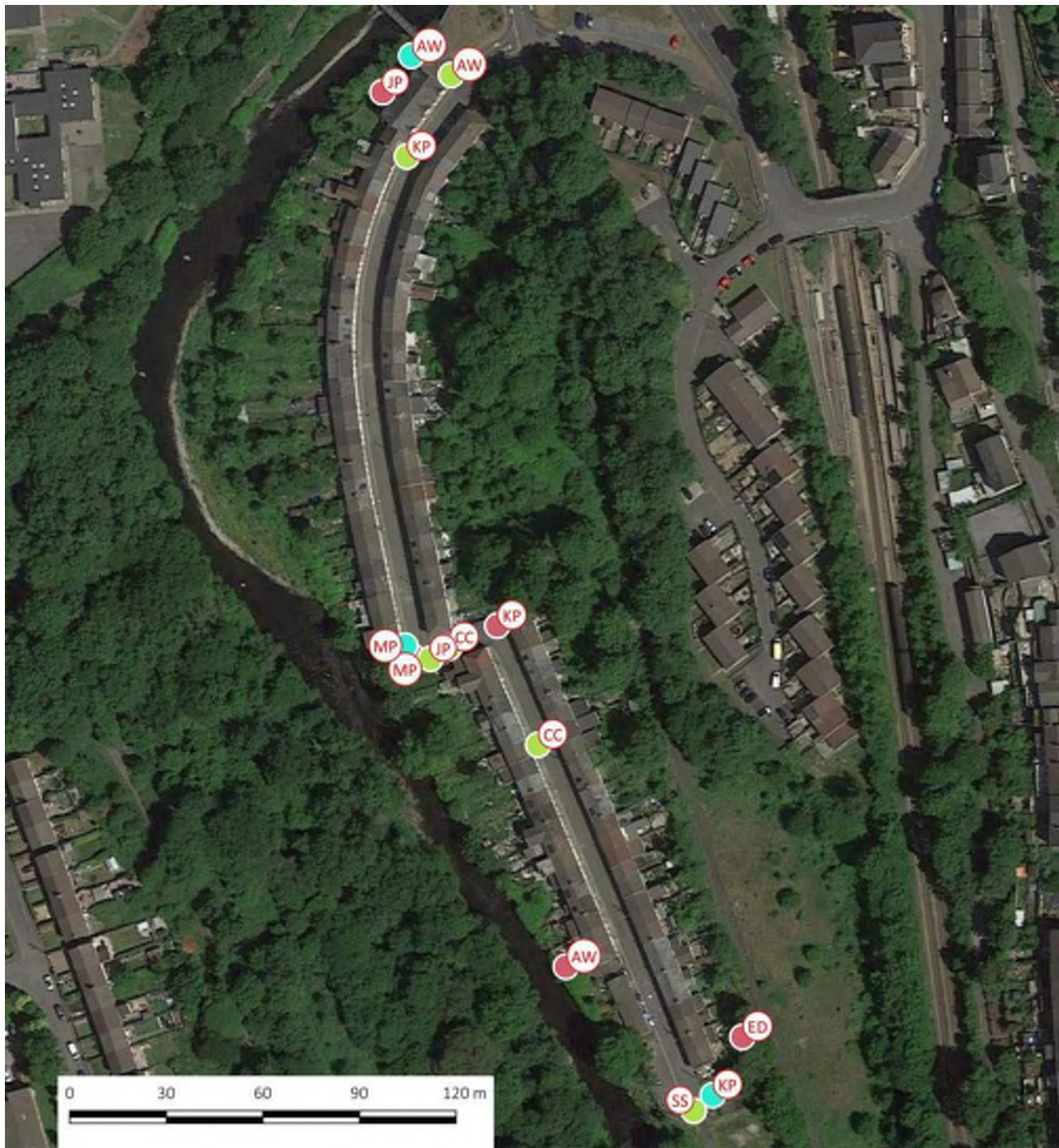
- 5.27 Providing that the recommendations outlined within this report are successfully implemented, it should be possible for the proposed development to proceed and for there to be no long-term impacts upon the key protected species present at the site.

This ecological report will remain valid for a period of 18 months from the date of the last survey – i.e. until February 2021. Further surveys may be required to update the site information if planning is not obtained or works do not commence within that time period.

6 REFERENCES

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APPENDIX I: SURVEYOR AND STATIC LOCATIONS



Key

- 16/7/19
- 22/7/19
- 17/9/19

MP and CC in the central area were present on the 17/9/19 and 16/7/19 respectively

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APPENDIX II: ROOST LOCATIONS AND FLIGHT LINES



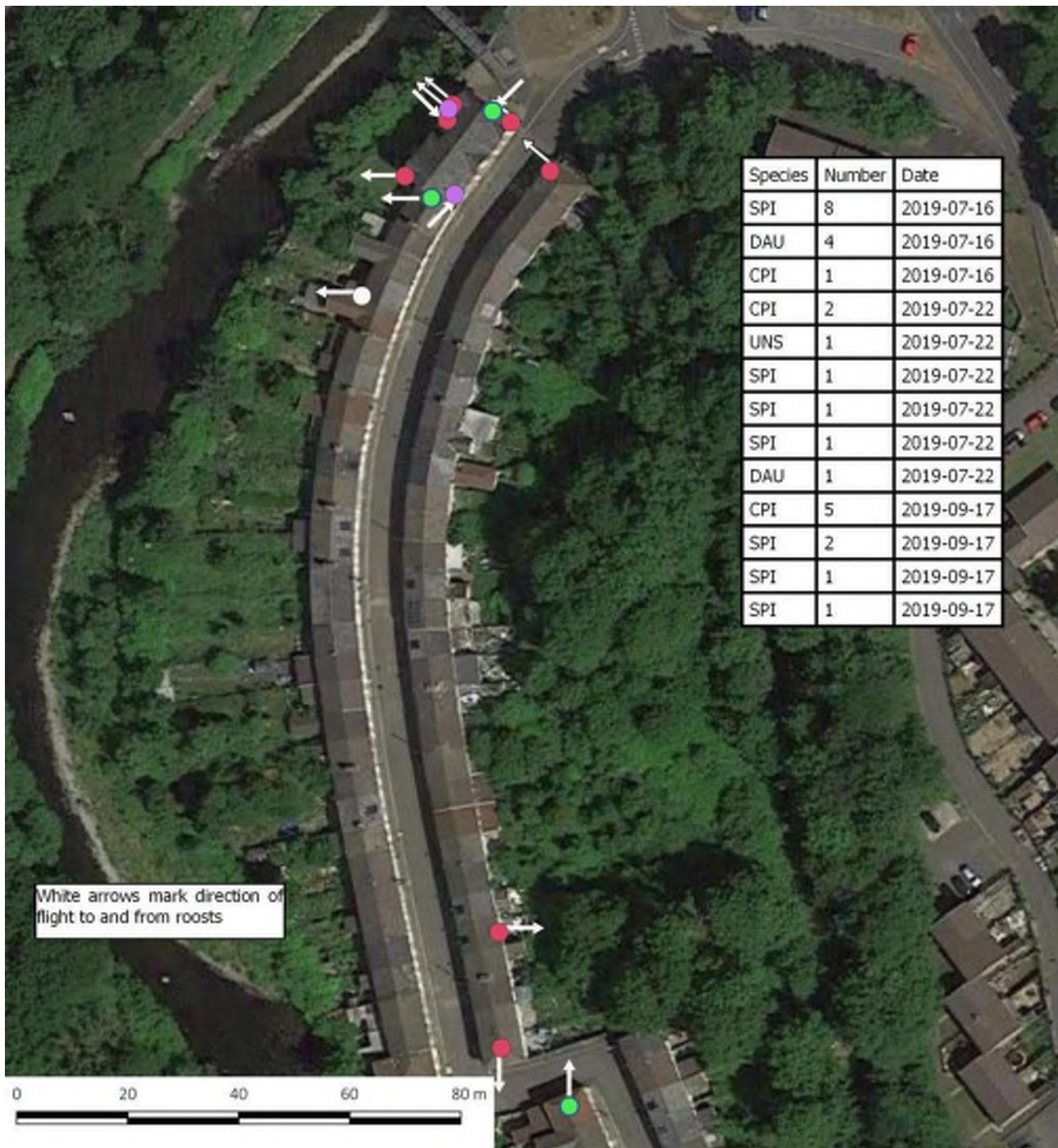
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(numbers indicate numbers of bats)



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(numbers indicate numbers of bats)

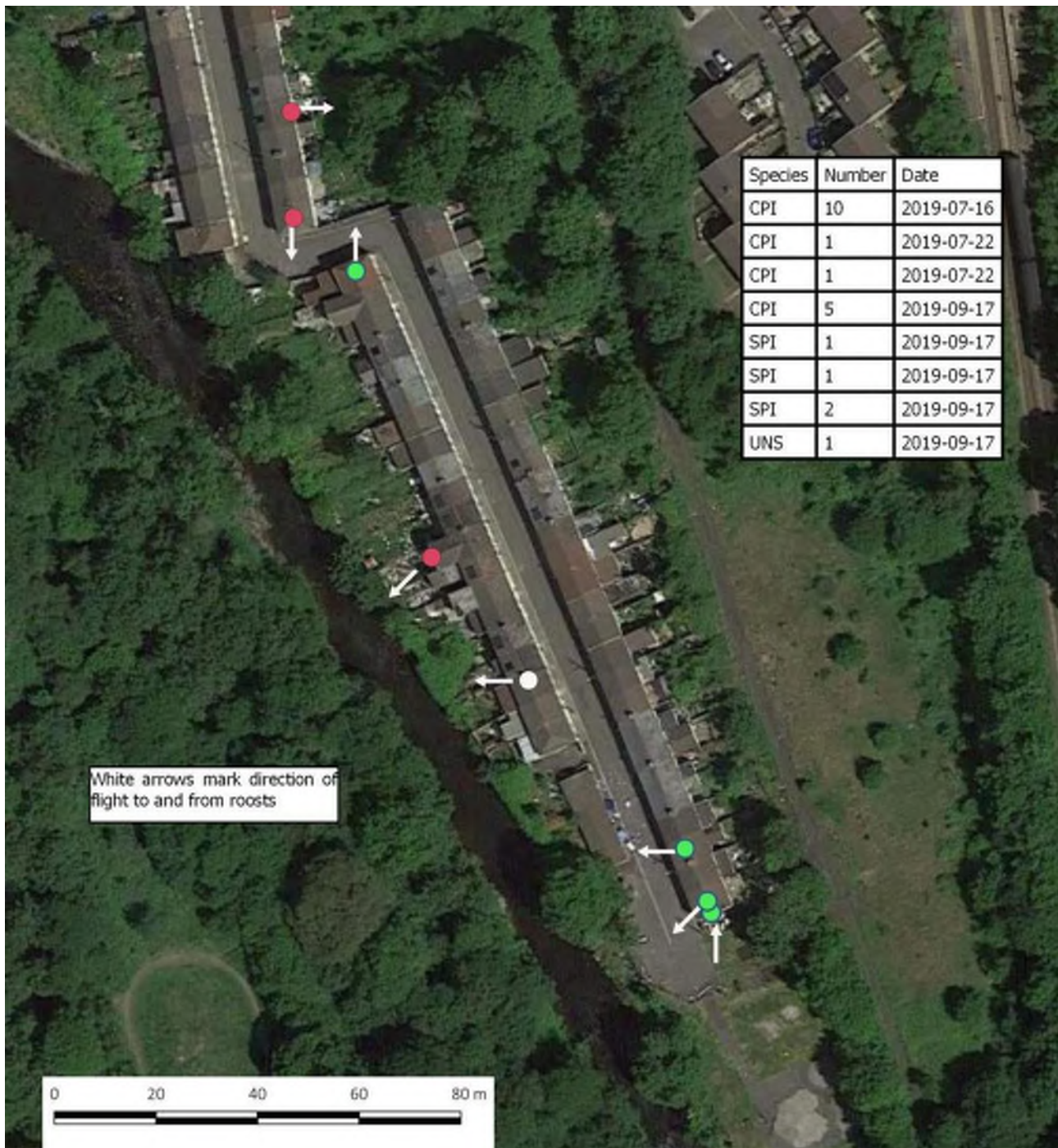


Key

Roost locations

- Common pipistrelle
- Soprano pipistrelle
- Unspecified bat
- Daubenton's bat

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Key

Roost locations

- Common pipistrelle
- Soprano pipistrelle
- Unspecified bat

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APPENDIX III: POTENTIAL COMPENSATION AREA PLAN



Figure 4 – Location of retained bat house (red bounded polygon)

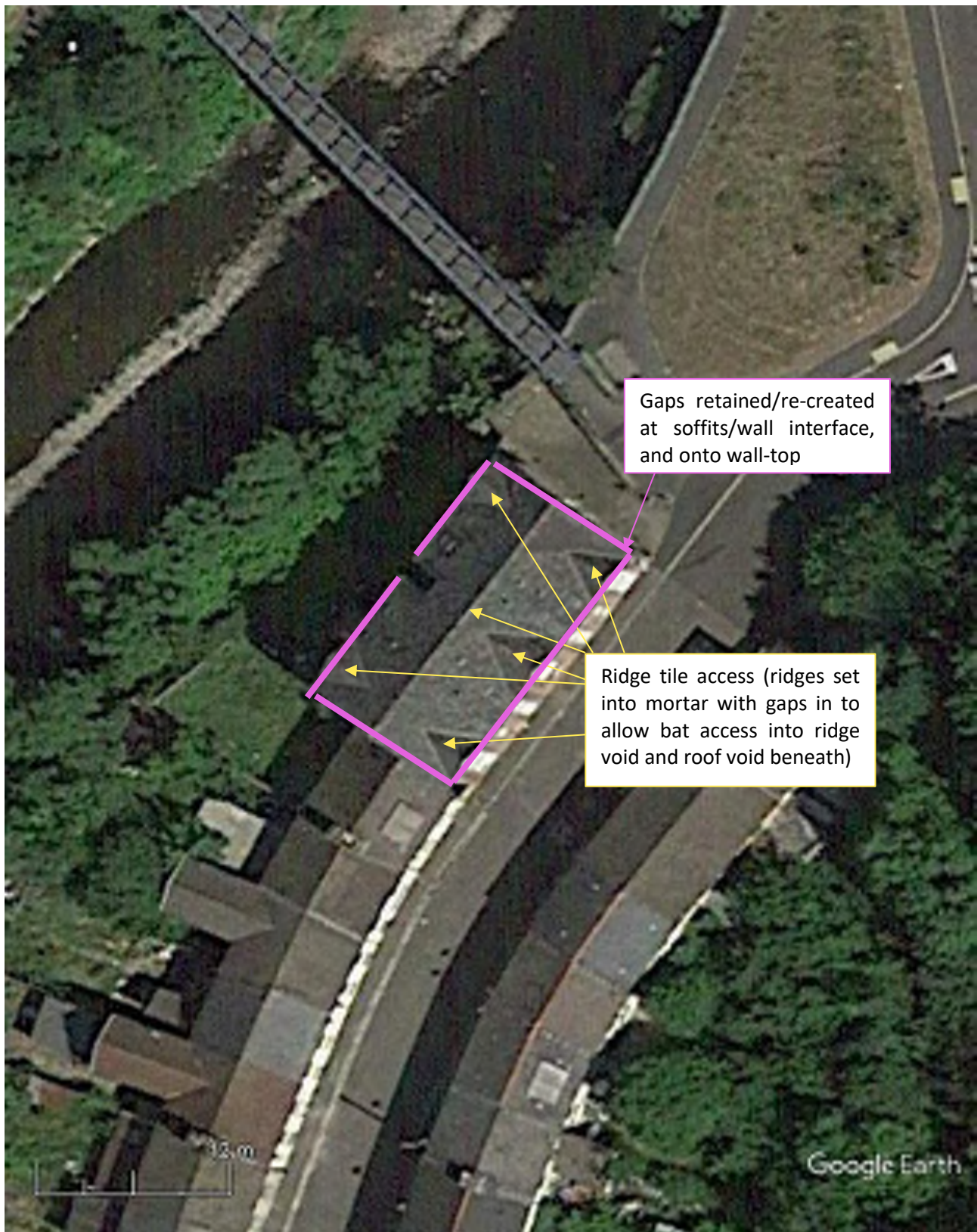


Figure 5 – Northern bat house with access maintained for bats at points illustrated

APPENDIX IV: SPECIES LIST

To be submitted to the appropriate Local Records Centre

Site Name: Taff and Crescent Streets, Merthyr Vale
Grid ref: ST 07546 99441
Provided by: Wildwood Ecology
Verified by: Alex Wilson

Common name	Scientific Name (if known)	Number	Comment
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	10+	Roosts
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	8+	Roosts
Daubenton's bat	<i>Myotis daubentonii</i>	4+	Roosts
Noctule	<i>Nyctalus noctula</i>	4+	Roost nearby
Nathusius' pipistrelle	<i>Pipistrellus nathusii</i>	1	Roost
Myotis sp	<i>Myotis sp</i>		Static record
Brown long-eared bat	<i>Plecotus auritus</i>	1	Roost
Grey heron	<i>Ardea cinerea</i>		
Grey wagtail	<i>Motacilla cinerea</i>		
Pied wagtail	<i>Motacilla alba</i>		
Dipper	<i>Cinclus cinclus</i>		
Mallard	<i>Anas platyrhynchos</i>		
Cormorant	<i>Phalacrocorax carbo</i>		
Swift	<i>Apus apus</i>		
Robin	<i>Erithacus rubecula</i>		
Blackbird	<i>Turdus merula</i>		
Magpie	<i>Pica pica</i>		
Nuthatch	<i>Sitta europaea</i>		
Jackdaw	<i>Corvus monedula</i>		
White-tailed bumblebee	<i>Bombus lucorum</i>		
Orange-tip butterfly	<i>Anthocharis cardamines</i>		
False oat-grass	<i>Arrhenatherum elatius</i>		
Yorkshire fog	<i>Holcus lanatus</i>		
Annual meadowgrass	<i>Poa annua</i>		
Perennial ryegrass	<i>Lolium perenne</i>		
Sow thistle sp	<i>Sonchus sp</i>		
Common nettle	<i>Urtica dioica</i>		
Ivy	<i>Hedera helix</i>		
Hedge bindweed	<i>Calystegia sepium</i>		
Brome sp	<i>Bromus sp</i>		
Cock's foot	<i>Dactylis glomerata</i>		
Bramble	<i>Rubus fruticosus agg.</i>		
Creeping buttercup	<i>Ranunculus repens</i>		
Meadow buttercup	<i>Ranunculus acris</i>		
Rosebay willowherb	<i>Chamerion angustifolium</i>		
White clover	<i>Trifolium repens</i>		
Buddleia	<i>Buddleia davidii</i>		
Ash	<i>Fraxinus excelsior</i>		
Sycamore	<i>Acer pseudoplatanus</i>		
Silver birch	<i>Betula pendula</i>		
Hazel	<i>Corylus avellana</i>		
Alder	<i>Alnus glutinosa</i>		
Cherry	<i>Prunus sp</i>		
Rhododendron sp	<i>Rhododendron sp</i>		

Rose sp	<i>Rosa sp</i>		
Honeysuckle	<i>Lonicera periclymenum</i>		
Japanese knotweed	<i>Fallopia japonica</i>		
Apple	<i>Malus pumila</i>		
Mahonia	<i>Mahonia sp</i>		
Hoary mustard	<i>Hirschfeldia incana</i>		
Himalayan balsam	<i>Impatiens glandulifera</i>		
Willow sp	<i>Salix sp</i>		
Hogweed	<i>Heracleum sphondylium</i>		
Hemlock water dropwort	<i>Oenanthe crocata</i>		

APPENDIX V: IMAGES



Figure 6 – Typically open property at south-eastern end of Taff Street (roosts at ridge as well as shown in Figure 6)



Figure 7 – Grassland to south of Taff Street, suitable for reptile use



Figure 8 – Common pipistrelle maternity roost at southern end (east) of Taff Street



Figure 9 – Garages on Taff Street



Figure 10 – View along Taff Street to north



Figure 11 – Japanese knotweed in garden to rear of south-westernmost property (Taff Street)



Figure 12 – Interior view (from outside) of south-westernmost property



Figure 13 – View along rear of south-western properties



Figure 14 – View of open windows along Taff Street



Figure 15 – North-westernmost property with common pipistrelle roost (at roof light)



Figure 16 – South-eastern end of Crescent Street – roosts marked with arrows



Figure 17 – View to south along Crescent Street.



Figure 18 – Northern gable of block of flats. Partially open window (arrow) indicated entry point for single pipistrelle



Figure 19 – Block of flats, rear aspect with soprano maternity roost circled.



Figure 20 – View downstream towards rear of flats at north of site.



Figure 21 – View downstream from foot bridge



Figure 22 – Location of 4 x Daubenton's roost within northern flats



Figure 23 – View of soprano pipistrelle and unknown bat roosts at south-west end of site

APPENDIX VI: PLANNING POLICY AND LEGISLATION

The following local and national planning policy and both primary and European legislation relating to nature conservation and biodiversity status are considered of relevance to the current proposal.

Planning and biodiversity

Local Authorities have a requirement to consider biodiversity and geological conservation issues when determining planning applications under the following planning policies.

Planning Policy Wales (2018) and Technical Advice Note 5 (2009)

Planning Policy Wales (Edition 10, December 2018) sets out the land use planning policies of the Welsh Government, integrating fully with the Environment (Wales) Act 2016. The advice contained within Planning Policy Wales (PPW) is supplemented for some subjects by Technical Advice Notes (TAN's).

TAN 5 (Welsh Government, 2009) specifically provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. The TAN provides advice for local planning authorities on the key principles of positive planning for nature conservation; nature conservation and Local Development Plans; nature conservation in development management procedures; development affecting protected internationally and nationally designated sites and habitats; and development affecting protected and priority habitats and species.

Under Section 2.4 within the TAN 5, 'when deciding planning applications that may affect nature conservation local planning authorities should':

- Pay particular attention to the principles of sustainable development, including respect for environmental limits, applying the precautionary principle, using scientific knowledge to aid decision making and taking account of the full range of costs and benefits in a long term perspective;
- Contribute to the protection and improvement of the environment, so as to improve the quality of life and protect local and global ecosystems, seeking to avoid irreversible harmful effects on the natural environment;
- Promote the conservation and enhancement of statutorily designated areas and undeveloped coast;
- Ensure that appropriate weight is attached to designated sites of international, national and local importance;
- Protect wildlife and natural features in the wider environment, with appropriate weight attached to priority habitats and species in Biodiversity Action Plans;
- Ensure that all material considerations are taken into account and decisions are informed by adequate information about the potential effects of development on nature conservation;
- Ensure that the range and population of protected species is sustained;
- Adopt a step-wise approach to avoid harm to nature conservation, minimise unavoidable harm by mitigation measures, offset residual harm by compensation measures and look for new opportunities to enhance nature conservation; where there may be significant harmful effects local planning authorities will need to be satisfied that any reasonable alternative sites that would result in less or no harm have been fully considered;

Legislation and biodiversity

Certain species of animals and plants found in the wild in the UK are legally protected from being harmed or disturbed. These species are listed in the Wildlife and Countryside Act 1981 (as amended) or are named as European Protected Species (EPS) in the Conservation of Habitats and Species Regulations 2010 (as amended). These two main pieces of legislation have been consulted when writing this report and are therefore described in detail within this section.

Other relevant legislation and policy documents that have been consulted include – The Environment (Wales) Act 2016; The Countryside and Rights of Way Act 2000; The Hedgerow Regulations 1997; Biodiversity Action Plans, both UK-wide (UKBAP) and Local plans (LBAPs), and The National Planning Policy Framework (NPPF).

There is also legislation that legally protects certain animals - for example, the Protection of Badgers Act (1992) protects badgers and their setts, and the Deer Act (1991) places restrictions on actions that can be taken against deer species.

Environment (Wales) Act 2016

Section 6 of the Act places a duty on public authorities to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to 'promote the resilience of ecosystems'. The duty replaces the section 40 duty in the Natural Environment and Rural Communities Act 2006 (NERC Act 2006), in relation to Wales, and applies to those authorities that fell within the previous duty.

Public authorities will be required to report on the actions they are taking to improve biodiversity and promote ecosystem resilience.

Section 7 replaces the duty in section 42 of the NERC Act 2006. The Welsh Ministers will publish, review and revise lists of living organisms and types of habitat in Wales, which they consider are of key significance to sustain and improve biodiversity in relation to Wales.

The Welsh Ministers must also take all reasonable steps to maintain and enhance the living organisms and types of habitat included in any list published under this section, and encourage others to take such steps.

Wildlife & Countryside Act 1981 (as amended)

The Wildlife & Countryside Act 1981 (as amended) [WCA] is the primary legislation for England and Wales for the protection of flora, fauna and the countryside. Part I within the Act deals with the protection of wildlife.

Most European Protected Species offences are now covered under the Conservation of Habitats and Species Regulations (see below), but some 'intentional' acts are still covered under the WCA, such as obstructing access to a bat roost.

The WCA prohibits the release to the wild of non-native animal species listed on Schedule 9 (e.g. Signal Crayfish and American Mink). It also prohibits planting in the wild of plants listed in Schedule 9 (e.g. Japanese Knotweed and *Rhododendron ponticum*) or otherwise deliberately causing them to grow in the wild. This is to prevent the release of invasive non-native species that could threaten our native wildlife.

The provisions relating to animals in the Act only apply to 'wild animals'; these are defined as those that are living wild or were living wild before being captured or killed. It does not apply to captive bred animals being held in captivity.

There are 'defences' provided by the WCA. These are cases where acts that would otherwise be prohibited by the legislation are permitted, such as the incidental result of a lawful operation which could not be reasonably avoided, or actions within the living areas of a dwelling house.

Licensing: certain prohibited actions under the Wildlife and Countryside Act may be undertaken under licence by the proper authority. For example scientific study that requires capturing or disturbing protected animals can be allowed by obtaining a licence – e.g. bat surveys.

Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) (which are the principal means by which the EC Habitats Directive is transposed in England and Wales) update the legislation and consolidate all the many amendments which have been made to the Regulations since they were first made in 1994.

These regulations provide for the:

- protection of European Protected Species [EPS] (animals and plants listed in Annex IV Habitats Directive which are resident in the wild in Great Britain) including bats, dormice, great crested newts, and otters;
- designation and protection of domestic and European Sites - e.g. Site of Special Scientific Interest [SSSI] and Special Area of Conservation [SAC]; and
- adaptation of planning controls for the protection of such sites and species.

Public bodies (including the Local Planning Authority) have a duty to have regard to the requirements of the Habitats Directive in exercising their function – i.e. when determining a planning application.

There is no defence that an act was the incidental and unavoidable result of a lawful activity.

Licensing: it is possible for actions which would otherwise be an offence under the Regulations to be undertaken under licence issued by the proper authority. For example, where a European Protected Species has been identified and the development risks deliberately affecting an EPS, then a 'development licence' may be required.

Species protection

The following protected species information is relevant to this report. Legislation is only discussed in relation to planning and development; other offences may exist.

Bats

All British bats are classed as European Protected Species and therefore receive protection under the Conservation of Habitats and Species Regulations 2010 (as amended), making it an offence inter alia to:

- Deliberately kill, injure or capture a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place of a bat.

In addition, all British bats are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which contains further provisions making it an offence to intentionally or recklessly:

- Obstruct access to any structure or place which any bat uses for shelter or protection; or
- Disturb any bat while occupying a structure or place which it uses for that purpose.

If proposed development work is likely to destroy or disturb bats or their roosts, then a licence will need to be obtained from Natural Resources Wales, which would be subject to appropriate measures to safeguard bats.

Birds

In the UK, the provisions of the Birds Directive are implemented through the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended). All wild birds, their nests and eggs are protected it an offence to:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any such bird whilst it is in use or being built; or
- take or destroying an egg of any such wild bird.

The law covers all species of wild birds including common, pest or opportunistic species.

Special protection against disturbance during the breeding season is also afforded to those species listed on Schedule 1 of the Act.

**APPENDIX F – EXTRACT FROM MANUAL OF CONTRACT DOCUMENTS FOR
HIGHWAY WORKS**

TABLE 6/1: (02/16) Acceptable Earthworks Materials: Classification and Compaction Requirements (See footnotes) (continued)

Class	General Material Description	Typical Use	Permitted Constituents (All Subject to Requirements of Clause 601 and contract specific Appendix 6/1)	Material Properties Required for Acceptability (In Addition to Requirements on Use of Fill Materials in Clause 601 and Testing in Clause 631)					Compaction Requirements in Clause 612	Class	
				Property (See Exceptions in Previous Column)	Defined and Tested in Accordance with:	Acceptable Limits Within:		6		F	2
						Lower	Upper				
S E L E C T E D G R	Selected granular material (coarse grading)	Capping	Any material, or combination of materials - including recycled aggregates with not more than 50% by mass of recycled bituminous planings and granulated asphalt, but excluding materials contaminated with tar and tar-bitumen binders, unburnt colliery spoil and argillaceous rock. Property (i) in the next column shall not apply to chalk. Property (vi) in the next column shall not apply if the Class Ra (asphalt) content of any recycled aggregate is 20% or less. Where material in this Class is imported onto site it shall be classified as Class 6F5 and comply with the requirements for that material.	(i) grading	BS 1377: Part 2 (On site materials only)	Tab 6/2	Tab 6/2	Tab 6/4 Method 6	6	F	2
				(ii) optimum mc	BS 1377: Part 4 (vibrating hammer method)	–					
				(iii) mc	BS 1377: Part 2 See Note 4	Optimum mc - 2%	Optimum mc				
				(iv) Los Angeles coefficient	Clause 635	–	50				
				(v) Class Ra (asphalt) content	Clause 710	–	50%				
				(vi) bitumen content	BS EN 12697-1 or BS EN 12697-39	–	2.0%				
A N U L A R F I N E L L	Selected granular material	Capping	Any material, or combination of materials with not less than 50% by mass of recycled bituminous planings and granulated asphalt, but excluding materials contaminated with tar and tar-bitumen binders, unburnt colliery spoil and argillaceous rock. Where material is imported onto site which is not 'as dug' it shall be aggregate conforming to BS EN 13242 from the following source codes, see Notes 8, 9 and 10: A1 (reclaimed asphalt) A4 (mixed recycled aggregate) Aggregates from source code A4 shall contain at least 50% of constituents in Class Ra (bituminous materials).	(i) grading	BS 1377: Part 2 (On-site)	Tab 6/2	Tab 6/2	Tab 6/4 Method 6 Maximum Compacted layer thickness shall be 200 mm	6	F	3
				(ii) optimum mc	Clause 613	–	–				
				(iii) mc	Clause 613 See Note 4	Optimum mc -2%	Optimum mc				
				(iv) Class Ra (asphalt) content	Clause 710	50%	–				
				(v) bitumen content	BS EN 12697-1 or BS EN 12697-39	–	10%				

TABLE 6/4: (02/16) Method Compaction for Earthworks Materials: Plant and Methods (Method 1 to Method 6)
(This Table is to be read in conjunction with sub-Clause 612.10)

Type of Compaction Plant	Ref No.	Category	Method 1		Method 2		Method 3		Method 4		Method 5		Method 6		
			D	N#	D	N#	D	N#	D	N	D	N	N for D = 110 mm	N for D = 150 mm	N for D = 250 mm
Smoothed wheeled roller (or vibratory roller operating without vibration)	1	Mass per metre width of roll: over 2100 kg up to 2700 kg	125	8	125	10	125	10*	175	4	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable
	2	over 2700 kg up to 5400 kg	125	6	125	8	125	8*	200	4	unsuitable	unsuitable	16	unsuitable	unsuitable
	3	over 5400 kg	150	4	150	8	unsuitable	unsuitable	300	4	unsuitable	unsuitable	8	16	unsuitable
Grid roller	1	Mass per metre width of roll: over 2700 kg up to 5400 kg	150	10	unsuitable	unsuitable	150	10	250	4	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable
	2	over 5400 kg up to 8000 kg	150	8	125	12	unsuitable	unsuitable	325	4	unsuitable	unsuitable	20	unsuitable	unsuitable
	3	over 8000 kg	150	4	150	12	unsuitable	unsuitable	400	4	unsuitable	unsuitable	12	20	unsuitable
Deadweight tamping roller	1	Mass per metre width of roll: over 4000 kg up to 6000 kg	225	4	150	12	250	4	350	4	unsuitable	unsuitable	12	20	unsuitable
	2	over 6000 kg	300	5	200	12	300	3	400	4	unsuitable	unsuitable	8	12	20
Pneumatic-tyred roller	1	Mass per wheel: over 1000 kg up to 1500 kg	125	6	unsuitable	unsuitable	150	10*	240	4	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable
	2	over 1500 kg up to 2000 kg	150	5	unsuitable	unsuitable	unsuitable	unsuitable	300	4	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable
	3	over 2000 kg up to 2500 kg	175	4	125	12	unsuitable	unsuitable	350	4	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable
	4	over 2500 kg up to 4000 kg	225	4	125	10	unsuitable	unsuitable	400	4	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable
	5	over 4000 kg up to 6000 kg	300	4	125	10	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable	12	unsuitable	unsuitable
	6	over 6000 kg up to 8000 kg	350	4	150	8	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable	12	unsuitable	unsuitable
	7	over 8000 kg up to 12000 kg	400	4	150	8	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable	10	16	unsuitable
	8	over 12000 kg	450	4	175	6	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable	8	12	unsuitable
Vibratory tamping roller	1	Mass per metre width of a vibrating roll: over 700 kg up to 1300 kg	100	12	100	12	150	12	100	10	unsuitable	unsuitable	unsuitable	unsuitable	unsuitable
	2	over 1300 kg up to 1800 kg	125	12	125	12	175	12*	175	8	unsuitable	unsuitable	12	unsuitable	unsuitable
	3	over 1800 kg up to 2300 kg	150	12	150	12	200	12*	unsuitable	unsuitable	unsuitable	unsuitable	8	12	unsuitable
	4	over 2300 kg up to 2900 kg	150	9	150	9	250	12*	unsuitable	unsuitable	400	5	6	10	unsuitable
	5	over 2900 kg up to 3600 kg	200	9	200	9	275	12*	unsuitable	unsuitable	500	6	6	10	unsuitable
	6	over 3600 kg up to 4300 kg	225	9	225	9	300	12*	unsuitable	unsuitable	600	6	4	8	unsuitable
	7	over 4300 kg up to 5000 kg	250	9	250	9	300	9*	unsuitable	unsuitable	700	6	3	7	12
	8	over 5000 kg	275	9	275	9	300	7*	unsuitable	unsuitable	800	6	3	6	10

TABLE 6/4: (02/16) Method Compaction for Earthworks Materials: Plant and Methods (Method 1 to Method 6)
(This Table is to be read in conjunction with sub-Clause 612.10) (Continued)

Type of Compaction Plant	Ref No.	Category	Method 1		Method 2		Method 3		Method 4		Method 5		Method 6		
			D	N#	D	N#	D	N#	Δ	N	D	N	N for D = 110 mm	N for D = 150 mm	N for D = 250 mm
Vibratory roller		Mass per metre width of vibratory roll:													
	1	over 270 kg up to 450 kg	unsuitable		75	16	150	16	unsuitable		unsuitable		unsuitable	unsuitable	unsuitable
	2	over 450 kg up to 700 kg	unsuitable		75	12	150	12	unsuitable		unsuitable		unsuitable	unsuitable	unsuitable
	3	over 700 kg up to 1300 kg	100	12	125	10	150	6	125	10	unsuitable		16	unsuitable	unsuitable
	4	over 1300 kg up to 1800 kg	125	8	150	8	200	10*	175	4	unsuitable		6	16	unsuitable
	5	over 1800 kg up to 2300 kg	150	4	150	4	225	12*	unsuitable		unsuitable		4	6	12
	6	over 2300 kg up to 2900 kg	175	4	175	4	250	10*	unsuitable		400	5	3	5	11
	7	over 2900 kg up to 3600 kg	200	4	200	4	275	8*	unsuitable		500	5	3	5	10
	8	over 3600 kg up to 4300 kg	225	4	225	4	300	8*	unsuitable		600	5	2	4	8
	9	over 4300 kg up to 5000 kg	250	4	250	4	300	6*	unsuitable		700	5	2	4	7
	10	over 5000 kg	275	4	275	4	300	4*	unsuitable		800	5	2	3	6
Vibrating plate compactor		Mass per m ² of base plate:													
	1	over 880 kg up to 1100 kg	unsuitable		unsuitable		75	6	unsuitable		unsuitable		unsuitable	unsuitable	unsuitable
	2	over 1100 kg up to 1200 kg	unsuitable		75	10	100	6	75	10	unsuitable		unsuitable	unsuitable	unsuitable
	3	over 1200 kg up to 1400 kg	unsuitable		75	6	150	6	150	8	unsuitable		unsuitable	unsuitable	unsuitable
	4	over 1400 kg up to 1800 kg	100	6	125	6	150	4	unsuitable		unsuitable		8	unsuitable	unsuitable
	5	over 1800 kg up to 2100 kg	150	6	150	5	200	4	unsuitable		unsuitable		5	8	unsuitable
	6	over 2100 kg	200	6	200	5	250	4	unsuitable		unsuitable		3	6	12
Vibro-tamper		Mass:													
	1	over 50 kg up to 65 kg	100	3	100	3	150	3	125	3	unsuitable		4	8	unsuitable
	2	over 65 kg up to 75 kg	125	3	125	3	200	3	150	3	unsuitable		3	6	12
	3	over 75 kg up to 100 kg	150	3	150	3	225	3	175	3	unsuitable		2	4	10
	4	over 100 kg	225	3	200	3	225	3	250	3	unsuitable		2	4	10
Power rammer		Mass:													
	1	100 kg up to 500 kg	150	4	150	6	unsuitable		200	4	unsuitable		5	8	unsuitable
	2	over 500 kg	275	8	275	12	unsuitable		400	4	unsuitable		5	8	14
Dropping-weight compactor		Mass of rammer over 500 kg weight drop:													
	1	over 1 m up to 2 m	600	4	600	8	450	8	unsuitable		unsuitable		unsuitable	unsuitable	unsuitable
	2	over 2 m	600	2	600	8	unsuitable		unsuitable		unsuitable		unsuitable	unsuitable	unsuitable

TABLE 6/4: (02/16) Method Compaction for Earthworks Materials: Plant and Methods (Method 7) (This Table is to be read in conjunction with sub-Clause 612.10) (Continued)

Type of Compaction Plant	Ref~ No.	Category	Method 7	
			N for D = 150 mm	N for D = 250mm
Smooth wheeled roller (or vibratory roller operating without vibration)	1 2 3	Mass per metre width of roll: over 2100 kg up to 2700 kg over 2700 kg up to 5400 kg over 5400 kg	unsuitable unsuitable 12	unsuitable unsuitable unsuitable
Grid roller	1 2 3	Mass per metre width of roll: over 2700 kg up to 5400 kg over 5400 kg up to 8000 kg over 8000 kg	unsuitable 16 8	unsuitable unsuitable unsuitable
Deadweight tamping roller	1 2	Mass per metre width of roll: over 4000 kg up to 6000 kg over 6000 kg	4 3	8 6
Pneumatic-tyred roller	1 2 3 4 5 6 7 8	Mass per wheel: over 1000 kg up to 1500 kg over 1500 kg up to 2000 kg over 2000 kg up to 2500 kg over 2500 kg up to 4000 kg over 4000 kg up to 6000 kg over 6000 kg up to 8000 kg over 8000 kg up to 12000 kg over 12000 kg	unsuitable 12 6 5 4 unsuitable unsuitable unsuitable	unsuitable unsuitable unsuitable unsuitable 16 8 4 4
Vibratory tamping roller	1 2 3 4 5 6 7 8	Mass per metre width of vibrating roll: over 700 kg up to 1300 kg over 1300 kg up to 1800 kg over 1800 kg up to 2300 kg over 2300 kg up to 2900 kg over 2900 kg up to 3600 kg over 3600 kg up to 4300 kg over 4300 kg up to 5000 kg over 5000 kg	unsuitable unsuitable 16 12 10 8 7 6	unsuitable unsuitable unsuitable unsuitable 16 14 12
Vibratory roller	1 2 3 4 5 6 7 8 9 10	Mass per metre width of vibrating roll: over 270 kg up to 450 kg over 450 kg up to 700 kg over 700 kg up to 1300 kg over 1300 kg up to 1800 kg over 1800 kg up to 2300 kg over 2300 kg up to 2900 kg over 2900 kg up to 3600 kg over 3600 kg up to 4300 kg over 4300 kg up to 5000 kg over 5000 kg	unsuitable unsuitable unsuitable unsuitable 12 10 10 8 8 6	unsuitable unsuitable unsuitable unsuitable unsuitable unsuitable unsuitable unsuitable unsuitable 12
Vibratory plate compactor	1 2 3 4 5 6	Mass per m ² of base plate: over 880 kg up to 1100 kg over 1100 kg up to 1200 kg over 1200 kg up to 1400 kg over 1400 kg up to 1800 kg over 1800 kg up to 2100 kg over 2100 kg	unsuitable unsuitable unsuitable 10 8 6	unsuitable unsuitable unsuitable unsuitable unsuitable unsuitable
Vibro-tamper	1 2 3 4	Mass: over 50 kg up to 65 kg over 65 kg up to 75 kg over 75 kg up to 100 kg over 100 kg	unsuitable unsuitable unsuitable 8	unsuitable unsuitable unsuitable unsuitable
Power rammer	1 2	Mass: 100 kg up to 500 kg over 500 kg	8 6	unsuitable 10
Dropping weight compactor	1 2	Mass of rammer over 500 kg height drop: over 1 m up to 2 m over 2 m	unsuitable unsuitable	unsuitable unsuitable

APPENDIX G – UTILITIES DISCONNECTION CERTIFICATES AND PLANS

**DISC. LETTER FOR CONFIRMING
ACTIONS – DISCCONF.DOC**



Merthyr Tydfil CBC
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

Duffryn Bach Terrace
Church Village
Pontypridd
CF38 1BN

Tel: 01443-219124

Fax: -

e-mail: bburbidge@westernpower.co.uk

Date

17 December 2019

Our Ref:

3288973

For the attention of: Mr Ian Goldsworthy

Dear Sir,

Re: Enquiry No. 3288973

I refer to our site meeting on the 06-11-19 at Crescent Street & Taff Street, Merthyr Vale..

I confirm that the following actions have been taken in order to minimise the risk of inadvertent contact with live electrical apparatus or cables owned by Western Power Distribution.

1. The mains cable was cut and terminated at the point marked 'A' and was proved dead at points 'A' and 'B' also including all properties along Crescent St and Taff St as per the attached plan.

2. The meters and cut-out were removed from site.

No work should be undertaken on, or in the vicinity of, any apparatus or cables owned by Western Power Distribution which remain live on the site. **TREAT ALL ELECTRICAL APPARATUS AND CABLES AS LIVE UNLESS PROVED DEAD**

In particular, if you are excavating on site, you must comply with the requirements of Health and Safety Executive guidance laid down in HSG47, Avoiding Danger From Underground Services.

If there are overhead lines crossing the site, you must comply with the requirements of Health and Safety Executive guidance laid down in GS6, Avoidance of Danger from Overhead Electric Lines. **IF IN DOUBT, ASK**

If you have any queries about this letter, please call me on 01443-219124

Yours faithfully,

Blaine Burbidge-Smith

Electrical Planner

Merthyr
Cardiff

Our Reference Number : P46122730

Your Reference Number : N/A



Wales & West House
Spooner Close
Celtic Springs
Coedkernew
Newport NP10 8FZ

www.wwutilities.co.uk

FAO:

Mr. James Edwards
Merthyr Tydfil County Borough Council
Unit 5 Energy Officer
Triangle Business Park
Pentrebach
MERTHYR TYDFIL
Mid Glamorgan
CF48 4TQ

Date : 31.01.2019
Network Contact : Katie Butters
Telephone : 02920 278751

Dear Mr. James Edwards

Re: 1 to 68 Taff Street, Flats 1 to 12 Rechabite Hall & 1 to 63 Crescent Street, Merthyr Vale, MERTHYR TYDFIL, Mid Glamorgan, CF48 4RH

We have disconnected our gas service pipes at the above address in accordance with your instructions in the position marked on the attached plan. We have also carried out a visual check of the site and can find no evidence of any further live apparatus owned by Wales & West Utilities that will affect the works.

You should be aware that there are other gas pipes in the area and that caution should be exercised when working in the vicinity of the mains.

If you intend to conduct operations in the vicinity of the gas pipes, including crossing the main with heavy equipment, siting of temporary accommodation or storage compounds, then you must notify our Plant Protection Team on 02920 278912 or fax 0845 0720852. They will advise you of any precautionary measures you must put in place to protect the gas pipes.

Every possible precaution must be taken to avoid any damage to Wales & West Utilities plant during the progress of your works. All costs incurred by Wales & West Utilities for the repair of direct or consequential interference damage to the gas plant will be fully charged to yourselves.

If at any time during the work you smell gas, please telephone the 24 hour Gas Emergency Telephone Number on 0800 111 999.

If you discover pipes that you suspect may contain gas or have any further queries, please call Katie Butters on 02920 278751 who will be happy to assist you.

Yours sincerely

Nigel Winnan
Connections Manager
Wales & West Utilities

24 hour gas escape number
Rhif 24 awr os bydd nwy yn gollwng

0800 111 999*

*calls will be recorded and may be monitored
caiff galwadau eu recordio a gellir eu monitro



BSL480

Wales & West Utilities Limited

Registered Office:

Wales & West House, Spooner Close, Coedkernew, Newport NP10 8FZ
Registered in England and Wales: No. 5046791

