

Ein cyf/Our ref: CAS-251904-M6J9
Eich cyf/Your ref: P/24/0059

Merthyr Tydfil County Borough Council
Unit 5 Triangle Business Park
Pentrebach
CF48 4TQ

Dyddiad/Date: 21 March 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: RETROSPECTIVE PLANNING PERMISSION FOR EMERGENCY REPAIRS TO STABILISE AND TEMPORARILY WEATHERPROOF THE BUILDING, INCLUDING THE DEMOLITION OF ALL ORIEL WINDOWS AND THE REPLACEMENT OF THE EXISTING TEMPORARY ROOF.

LLEOLIAD/LOCATION: FORMER YMCA BUILDING, PONTMORLAIS WEST, MERTHYR TYDFIL, CF47 8UU.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 20 March 2024.

We have no objection to the proposed development as submitted and provide the following advice.

European Protected Species

We recommend you seek the advice of your in-house ecologist to determine if there is a reasonable likelihood of bats, a European protected species, being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2) a bat survey may be required. The survey should be carried out in accordance with 'Bat Surveys for Professional Ecologists; Good Practice Guidelines 4th Edition' published by the Bat Conservation Trust 2023.

Please consult us again if any survey undertaken finds bats are present at the site, and you require further advice from us.

Foul Drainage

We refer you to Welsh Government Circular 008/2018 on the use of private sewerage in new developments, and specifically paragraphs 2.3-2.5, which stress the first presumption must be to provide a system of foul drainage discharging into a public sewer. We advise you the proposed development is in a publicly sewered area.

Whilst we note the Application Form states, 'there is no foul drainage within the application,' please consult us again if any foul sewage from the proposed development is to be disposed of by a private sewerage system.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Sarah Lund

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.