

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1
Date of previous memo: -
Date: 25/02/2025

SUBJECT: P/25/0042 | Change of use from a dwelling (C3 Use Class) to a residential care home (C2 Use Class) for up to four children. | 79 Church Street Penydarren Merthyr Tydfil CF47 9HS

SITE DESCRIPTION

Detached property and garage, currently empty, formerly a residential dwelling. The site is adjacent to well-connected woodland, grassland and parkland property.

PROPOSED WORKS AND POTENTIAL IMPACTS

See table below.

Proposed works	Works likely to impact protected species (if present)
Change of use with no internal re-configuration	Unlikely

DESIGNATED SITES WITHIN 500M OF (or closest to) THE APPLICATION SITE

- ✓ Sites of Importance for Nature Conservation (SINC): closest is Cyfarthfa Park, c.1171m from site.
- ✓ Within a Buglife B-Lines Area

PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

- ✓ Birds (including Schedule 1¹ and Section 7² species);
- ✓ Invertebrates (including Section 7² species)
- ✓ Mammals
 - ✓ Bats (European protected species³; some Section 7² species) - closest roost record for unidentified bat species, c.886m from site);
 - ✓ Badger
- ✓ Amphibians
 - ✓ Great crested newt (European protected species³; Section 7 species) - closest record c.658m from site);
 - ✓ Common toad (Section 7² species);
- ✓ Vascular plants (including Section 7² species).

ECOLOGICAL DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

- 79 Church Street, Pen y Darren, Merthyr Tydfil, CF47 9HS. Green Infrastructure Statement / Biodiversity Enhancement prepared by C2J Architects Town Planners Environmental & Urban Design. [Document received 18/02/2025]

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

³ Conservation of Habitats and Species Regulations 2017 (as amended)

Comments

Regarding the suggested bird box – the Schwegler 1sp option would be preferred. Its position would need to be marked on an official plan. NB Document 1 states this will be erected on the rear elevation. This will require amendment - as bird boxes must be erected facing east or north, rather than, for example, (in this case) south.

In addition, there is more that can be achieved on this site.

There is scope for extending the existing hedgerow along the northeastern boundary (see indicative yellow arrow below) to improve both biodiversity and connectivity. A mix of at least x3 native species or local (if not Welsh) provenance must be used. In addition, there are opportunities for the creation of a small wildflower area – for example, see the grassland area in the image below.



Details will be required along with a brief description of how these habitats will be managed long term and how this will be funded.