

INTERNAL MEMORANDUM

To: Caroline Pulley
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 3
Date of previous memo: 18/05/2022
Date: 20/05/2022

SUBJECT: P/22/0111 | Conversion of ground floor from 1 retail unit to 2 A1 units and first floor to 4 flats. Proposal to include various external refurbishment works to building, including new shop fronts, new windows and the re-building of a rear extension | 96 High Street Merthyr Tydfil CF47 8UD

Reports submitted in support of the above application:

1. Preliminary Roost Assessment Survey. **Manettes, 95-96 High Street**, Merthyr Tydfil, CF47 8UP. Arbtech. Issue 4. *Updated post LPA comments. Dated 21/04/2022.*
2. Bat Emergence and Re-Entrance Survey. **Manettes 95-96 High Street** and Barcode 92-94 High Street, Merthyr Tydfil, CF47 8UP. Arbtech. *Issue 4. Updated 4th Survey and LPA comments. Dated 21/04/2022.*
3. **Manettes Building**. Proposed Elevations & Shopfront Plan. Job No: 10647-10. Drawing number: PL-010. Rev: D. Dated 15/12/21.
[10647-10-PL-010-Proposed Elevation and Shopfront Plan.pdf – *date received 19/05/2022*]

Comments:

The ecological reports are now adequate. The following planning conditions will be required (if planning is granted):

- The development shall be carried out in accordance with the following approved plans and documents: - Documents 1, 2 and 3 as set out above.
- Prior to the occupation of the flats hereby approved, three bat boxes shall be installed on the western elevation of the building, as recommended in the Bat Emergence and ReEntrance Survey and illustrated on the proposed elevations (10647-10-PL-010-Proposed Elevation and Shopfront Plan.pdf [Rev D] – *date received 19/05/2022*).

NB in addition, the standard informatives will be added to the decision notice regarding roosting bats and nesting birds.