

INTERNAL MEMORANDUM

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

Memo number: 1
Date of previous memo: -
Date: 03/10/2025

SUBJECT: P/24/0257 | Erection of a first floor extension, change of use to an office and associated external works including new shopfront | 62C High Street Cefn Coed Merthyr Tydfil CF48 2PL

SITE DESCRIPTION

Disused structure and overgrown yard in urban setting, but relatively close to parkland and wooded river corridor habitat.

PROPOSED WORKS AND POTENTIAL IMPACTS

See table below.

Proposed works	<i>Works likely to impact protected species (if present)</i>
Erection of a first-floor extension	<i>Bats and nesting birds</i>

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. 62C High Street, Cefn-Coed-y-Cymmer, Merthyr Tydfil, CF48 2PL. A Bat Survey Report prepared by Little Wing Ecology CYF on behalf of Highfield Property Group. Report reference: LT258-BAS-25. Version 1. Dated: 22/08/2025.

COMMENTS – Document 1 (bat survey report above)

Page 8, 5.3 – “*Work will either be avoided during the winter months (October to April inclusive) or will be conducted in line with a site-specific method statement.*”

Please could the site-specific method statement be provided?

COMMENTS – Bat and bird boxes

Both the bat and bird boxes must be integrated models - as shown on Figure 1 (overleaf).

The bat box could be positioned either on the WNW gable or the SSA elevation, and the bird box must be on the ESE gable.

Please could this information be consistent so that the Bat survey report and the architectural drawings and elevations include identical information?

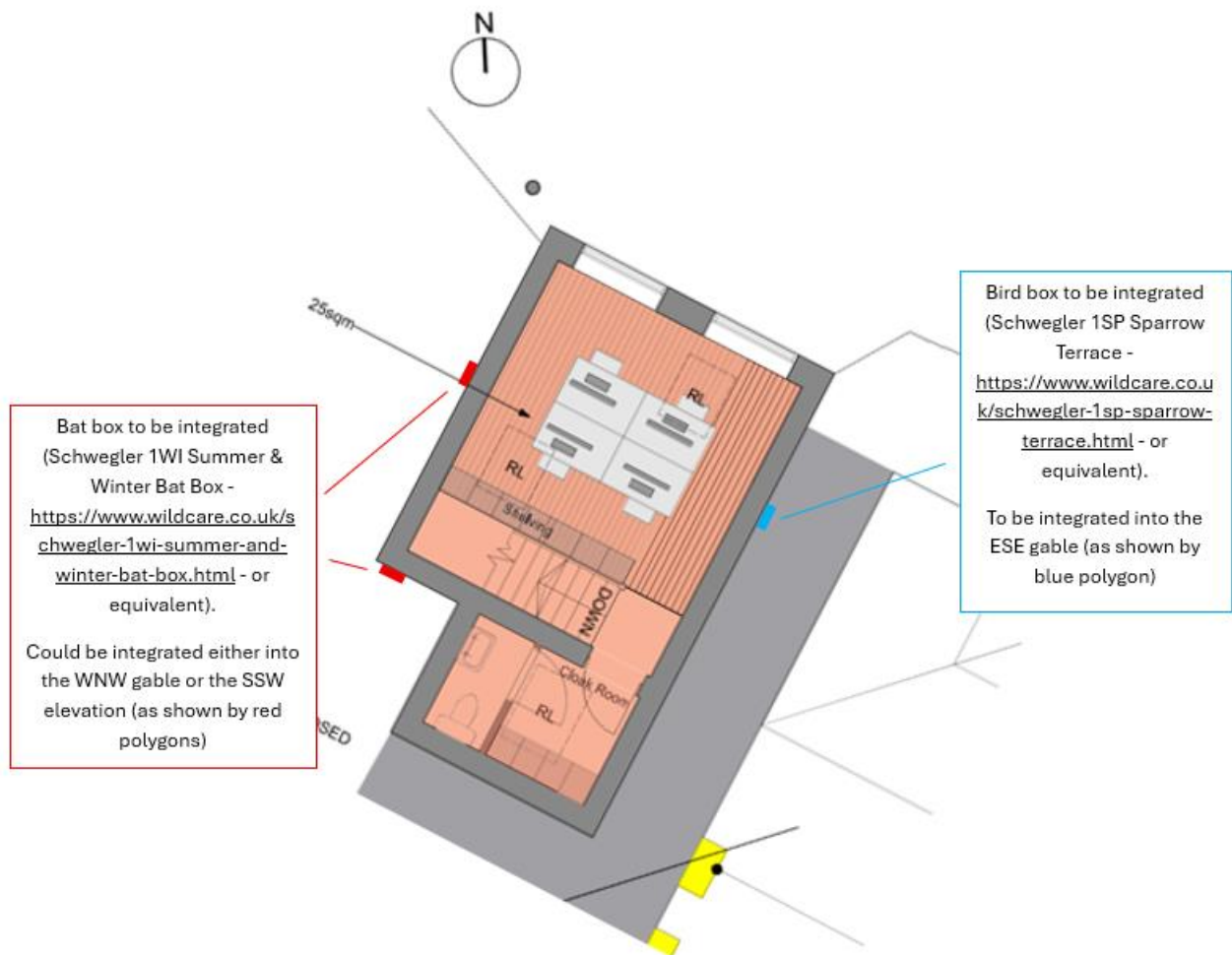


Figure 1: bat and bird boxes.

Planning Policy Wales (PPW 12), Chapter 6 must be considered where relevant to this application. The main elements of the policy (that are or may be relevant to this application) are as follows:

- *GREEN INFRASTRUCTURE: stronger emphasis on taking a proactive approach to green infrastructure, the submission of a proportionate **green infrastructure statement [GIS]** with planning applications and signposting Building with Nature standards.*
- *NET BENEFIT FOR BIODIVERSITY AND THE STEP-WISE APPROACH: further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider **enhancement and long-term management** at each step. The use of the green infrastructure statement as a means of demonstrating the stepwise approach is made explicit. A simplified diagram of the policy approach has been developed (included within PPW12). The importance of strategic collaboration to identify and capture larger scale opportunities for securing a net benefit for biodiversity is recognised.*

For further information, see here - [Planning Policy Wales - Edition 12 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12)