

INTERNAL MEMORANDUM

To: Gareth Davies
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1
Date of previous memo: -
Date: 28/07/2025

SUBJECT: P/25/0204 | Conversion of vacant chapel to 6 no. self contained flats | Brynhyfryd Chapel Thomas Street Treharris CF46 5AA

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

- ✓ Sites of Importance for Nature Conservation (SINC): x4 (closest, Afon Bargoed Taf, c.88m from site)
- ✓ Ancient Semi Natural Woodland (ASNW): x9

PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

- ✓ Birds (including Schedule 1¹ and Section 7² species);
- ✓ Fish (including Section 7² species);
- ✓ Invertebrates (including Section 7² species)
- ✓ Lichens (including Section 7² species);
- ✓ Mammals
 - ✓ Bats (European protected species³; some Section 7² species) - closest [possible] roost record for common pipistrelle, **within the Brynhyfryd Chapel Vestry**;
 - ✓ Otter (European protected species³; Section 7² species);
 - ✓ Hedgehog (Section 7² species);
 - ✓ Badger
- ✓ Reptiles (Section 7² species);
- ✓ Amphibians
 - ✓ Common toad (Section 7² species)
- ✓ Vascular plants

REQUIREMENTS

An up-to-date Preliminary Ecological Appraisal (PEA) of any onsite vegetation and a Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite buildings (undertaken by a suitably qualified and experienced ecologist) is required. This must provide sufficient information for the local planning authority to assess any potential adverse impacts of the proposed development on priority and protected species and/or habitats, or to identify what further information is required before a full assessment is possible.

The results of the up-to-date PEA and PRA will be used to inform whether further surveys are required, or to establish the need for and extent of any mitigation and compensation measures required as part of the proposed development.

An up-to-date Aderyn data search is required from SEWBRcC (Package B 1km).

The updated *Preliminary Roost Assessment (PRA)* of the onsite buildings (internal and external) will highlight any changes since the time of the previous survey work. This will also be used to

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

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

investigate the current use of the building by bats (e.g., presence, signs) and to re-assess the potential suitability of the structure for roosting bats.

The results of the PRA will determine the number of *Dusk Emergence Surveys* as specified in the latest Bat Surveys for Professional Ecologists – Good Practice Guidelines (Collins 2023). The dusk emergence surveys will be undertaken in line with these guidelines including, for example, the use of sufficient surveyors for all aspects of the structure to be in view and the use of NVAs (night vision, infra-red camera, thermal imaging camera). NB a still shot must be taken at the darkest point of the survey to show the field of view and, where relevant, that appropriate illumination has been used.

In addition, automated/static bat detectors will be deployed within the structure in between the PRA and the Dusk Emergence Survey visits.

There will need to be enhancement in line with the Environment (Wales) Act 2016.

Planning Policy Wales (PPW 12), Chapter 6 must be considered where relevant.

The main elements of the policy (that are or may be relevant) 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.*
- *PROTECTION FOR SITES OF SPECIAL SCIENTIFIC INTEREST: strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape'. Other development is considered unacceptable as a matter of principle. Exceptionally, a planned approach may be appropriate where necessary safeguards can be secured through a development plan*
- *TREES AND WOODLANDS: closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.*

For further information, see here - [Planning Policy Wales - Edition 12 \(gov.wales\)](#)