

INTERNAL MEMORANDUM

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

Memo number: 2
Date of previous memo: 22/10/2024
Date: 02/09/2025

SUBJECT: P/24/0243 | 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	Works likely to impact protected species (if present)
Erection of a first-floor extension	Bats and nesting birds

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

- 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: 11/08/2025.
- 1061.01A.02A.03A.04A.05A.**06A.07A**.08A.09.10.11.12A.13A.pdf (relevant drawings highlighted in **bold**).

COMMENTS – Document 1 (bat survey report above)

Page 6, Table 3.1 – dusk emergence survey on 30/05/2025 began at 20.50, so 30 minutes after the quoted sunset time (20:20). Please amend sunset time – should be 21:20.

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?

Pages 8 and 9, 6.4 (Enhancement for bats) and 6.5 (Enhancement for birds) both refer to surface-mounted models. Please change to build-in/integrated models.

COMMENTS – Document 2 (drawings/plans above)

Drawings 1061.06 and 1061.07 show a build-in bat box and a build-in bird box respectively. Following the changed to Document 1 in terms of model types, please could the recommended model be added to 1061.06 and 1061.07?

Document 2 shows the bat box on the southern elevation and the bird box on the western elevation, whereas Document 1 specifies the bat box on the western elevation of the proposed second storey and the bird box on the northern gable, near the apex of the proposed second storey.

Please could the boxes shown positioned as specified within Document 1?

