

# INTERNAL MEMORANDUM

To: Kate Glover  
From: Matt Davies (Ecologist)  
Ext: 5278  
Memo number: 1  
Date of previous memo: -  
Date: 11/12/2024

**SUBJECT: P/24/0272 | Change of use, part demolition and conversion of Norton Tavern to provide 6 residential flats. On land adjacent to the Norton Tavern create a vehicle/pedestrian access (via Elim Street), re-profiling of land to create of parking area and erect 2 dwellings | The Norton High Street Penyardren Merthyr Tydfil CF47 9HG**

## SITE DESCRIPTION

Former public house and grounds (e.g., grassland, trees and hedgerow). Well linked to valuable habitat in the wider environment – e.g., woodland, grassland, parkland etc).

## PROPOSED WORKS AND POTENTIAL IMPACTS

See table below.

Proposed works	Works likely to impact protected species (if present)
Demolition of part of the existing public house building to facilitate access to the north-eastern part of the grounds. Removal of chimneys. Question: will there be any use/conversion of the attic space?	Yes (e.g., bats / birds)
Removal of habitat (grassland, trees, hedgerow) to facilitate construction of x2 dwelling houses, access road and carparking areas.	Yes (e.g., bats / birds / invertebrates / reptiles)

## DESIGNATED SITES WITHIN 500M OF (OR CLOSEST TO) THE APPLICATION SITE

- ✓ Sites of Importance for Nature Conservation (SINC): closest, Bryniau, c.1172m from the approximate centre of the site;
- ✓ Ancient Semi Natural Woodland (ASNW): closest, c.1400m from the approximate centre of the site;
- ✓ Restored Ancient Woodland Site (RAWS): closest, c.1400m from the approximate centre of the site;
- ✓ Within a Buglife B-Lines Area

## PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

- ✓ Birds (including Schedule 1<sup>1</sup> and Section 7<sup>2</sup> species);
- ✓ Invertebrates (including Section 7<sup>2</sup> species)
- ✓ Mammals
  - ✓ Bats (European protected species<sup>3</sup>; some Section 7<sup>2</sup> species) – closest record for common pipistrelle (foraging), c.187m from site and closest roost record for common pipistrelle, c.1001m from site);
  - ✓ Badger
- ✓ Amphibians

<sup>1</sup> Wildlife & Countryside Act 1981 (as amended)

<sup>2</sup> Environment (Wales) Act 2016

<sup>3</sup> Conservation of Habitats and Species Regulations 2017 (as amended)

- ✓ Great crested newt (European protected species<sup>3</sup>; Section 7 species) - closest record c.625m from site);
- ✓ Common toad (Section 7<sup>2</sup> species);
- ✓ Vascular plants (including Section 7<sup>2</sup> species).

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## REQUIREMENTS

A Preliminary Ecological Appraisal (PEA) of the grounds plus a Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite building (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 PEA and the 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 Aderyn data search is required from SEWBReC (Package C 2km).

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

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.*
- *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.*

***NB as a minimum a Green Infrastructure Statement (GIS) with an associated long-term landscape management and maintenance plan are required.***

For further information and details of what should be included, see here - [Planning Policy Wales - Edition 12 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12)