

INTERNAL MEMORANDUM

To: Emma Watkins
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 2

Date of previous memo: 30/06/2023

Date: 26/07/2023

SUBJECT: P/23/0166 | New building comprising of retail space and residential units | Land Adjacent To 8 & 9 Perrott Street Treharris

See box below for previous comments from Memo #1.

A brief walkover Preliminary Ecological Appraisal (PEA) of the site (undertaken by a suitably qualified and experienced ecologist) is required. The site visit will also include a Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite remnant wall.

In addition, there will be a PRA of the building to the south west of the site (to assess the impact of construction of the proposed building against the gable end). It is assumed that this offsite building is not owned by the applicant and so the PRA would be limited to the exterior of the property only (unless permission can be secured for an internal survey).

This survey work 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 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 SEWBRcC (Package B 1km).

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

Report submitted in support of the above application:

1. Land adjacent to 8-9 Perrott Street, Treharris, Cardiff. AEUK 1451. Preliminary Ecological Assessment. Dated 25th July 2023.

COMMENTS

Document 1 presents the results of a walkover PEA, including a PRA of the onsite walls. However, the survey does not include a PRA of the building to the south west of the site – as required in comments from memo #1 (see italicised text in the box above). This is required.

The recommendations as set out on page 18 of Document 1 for bird boxes, bat boxes and insect 'hotels' are welcomed and acceptable. The boxes must all be of an integrated design and details of the recommended models must be added to Document 1 along with a hyperlink to the specifications. The boxes must be clearly marked on all relevant architects' plans and elevations prior to determination.