

INTERNAL MEMORANDUM

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

Memo number: 1

Date of previous memo: -

Date: 24/06/2024

SUBJECT: P/24/0145 | Installation of new shop front, provision of 8 flats at first and second floor level, demolition of rear annexes and erection of three storey rear extension with associated parking | 134 - 135 High Street Merthyr Tydfil CF47 8DN

Retail premises relatively close to well-connected wooded river corridor.

Designated sites within 500m of the application site:

- Sites of Importance for Nature Conservation (SINC) – x1 (Afon Taf, c.168m from site);
- Buglife B-Lines Area – c.300m from site

Priority and protected species within 500m of the application site:

- Birds (including Schedule 1¹ and Section 7² species);
- Invertebrates (including marsh fritillary butterfly, c.1017m from site and other Section 7² species);
- Invertebrates (including Section 7² species);
- Lichens (including Section 7² species);
- Bats (closest roost record for unidentified bat species, c.95m from site);
- Otter;
- Hedgehog;
- Amphibians (including great crested newt, closest record c.644m from site)

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 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.

A BARB+ data search required from SEWBRcC.

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

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

The commissioned ecologist must take new Planning Policy Wales (PPW 12), Chapter 6 into account where relevant to this application.

The main changes to 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 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 (which will be further refined in the consolidated version of 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.*