

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 3
Date of previous memo: 18/08/2025
Date: 02/09/2025

SUBJECT: P/25/0100 | Conversion of first floor cafe into a flat, erection of second floor rear extension and conversion of enlarged second floor into another flat and other external alterations | 28 Victoria Street Merthyr Tydfil CF47 8BW

DOCUMENT(S) SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. 28 Victoria Street, Twynnyrodyn, Merthyr Tydfil, Merthyr Tydfil CBC, CF47 8BW. A Bat Survey Report *prepared by* Little Wing Ecology *on behalf of* Highfield Property Group. Report reference: LT312-BAS-25. Version 2. Dated: 21/08/2025.
2. 28 Victoria Street, Merthyr Tydfil, CF47 8BW. Elevations. Drawing no. 1103.08A. Prepared by George & Co. Dated Mar 24.

COMMENTS: *Document 1 (Bat Survey Report)*

Enhancements for bats and birds, as set out on page 9, must be clearly marked on architect plans, drawings and elevations. **Still required.**

COMMENTS: *Document 2 (1103.08A)*

Couple of typos need amendment:

Change '*critira*' to '*criteria*'

Change '*2700oK*' to '*2700K*'. Also, latest guidelines state '*2700K or less*' rather than '*<2700K*'.

Elevation drawings showing the position/height of the luminaires is required.

Planning conditions required

PRECAUTIONARY WORKING METHOD STATEMENT (PWMS)¹

No development shall take place (including ground works, vegetation clearance) until a Precautionary Working Method Statement (PWMS) for [hibernating] bats has been submitted to and approved in writing by the Local Planning Authority. The approved PWMS shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority.

NB to avoid this condition the PWMS could be added to Document 1.

¹ NB only required if works are proposed within the hibernation season for bats as set out in Document 1.