

Site Assessment Survey

PROJECT TITLE: Building Change of Use to Emergency Accommodation

SITE ADDRESS: Tregenna Hotel, Park Terrace, Merthyr Tydfil, CF47 8RF.

DATE: 13th September 2024

The applicant is seeking planning consent to re-develop the site of the former Tregenna Hotel, Merthyr Tydfil. The property is not currently in use and planning permission is sought to change the use of the building to emergency accommodation which will require works to the roof and roofline. An extension on the south west end of the main building is currently single skin brick construction and will also likely need to be rebuilt to meet current building regulations standards.

The site is centred at approximately SO 0499 0664. An aerial image showing the development site within the context of the wider complex is provided in Appendix 1 at the end of this report. This report focuses on the land and habitats within the site boundary only.

Site Location

The development site sits in an urban area roughly central within Merthyr Tydfil town in the residential area of Morgan Town. The site is rectangular in shape, located at the north east end of Park Terrace and due south of Pen-y-Darren Park Football Ground, Community Stadium and carpark.

The area is crisscrossed by busy roads in an area of mainly residential dwellings making up the building stock. Housing stock is generally made up of traditional terraced housing, semi detached and the occasional large detached property.

The Afon Taf is the closest significant watercourse and meanders roughly north west to south and is designated as a Site of Importance for Nature Conservation (SINC) with the closest section of the river SINC approximately 405m away to the south west. The Afon Taf has a narrow wooded riparian corridor along the majority of its length through Merthyr Tydfil. A mainly culverted tributary of the Afon Taf flows north east to south west before joining the main river, the closest section of this tributary is located approximately 90m away to the south east of the site.

There are several small areas standing water apparent on an OS map, the closest is a pond located approximately 825m away to the north east. The closest significant area of standing water is the lake at Cyfarthfa Park which is located approximately 1.08km away to the north west. The presence of ponds in nearby gardens cannot be discounted.

Green areas within and beyond the town of Merthyr Tydfil include; sports fields, parks, tree lines, pockets of mixed woodland, riparian river corridors, livestock grazing fields and open cast workings.

Previous Survey Work

Tregenna Hotel has been subject to an internal and external Bat Scoping Survey by Ecological Services Limited on the 14th May 2024. Full details of the survey methodology and findings can be found in the following report '*Bat Scoping Survey: Tregenna Hotel, Merthyr Tydfil, Merthyr Valley Homes, V1.0*' dated May 2024.

The report assessed the building as having moderate potential for roosting bats as there were a number of opportunities present for bats to access and use the buildings. The building does not offer significant hibernation potential for bats as it has only been vacant for a short period and central heating would have been on when the property was in use which does not create a favourable temperature for hibernating bats.

The report recommended that at least two bat activity surveys are undertaken and a static bat detector will be deployed in the main attic space of the hotel building for five consecutive nights to establish the presence or absence of bats within the buildings. Ecological Services Ltd have been instructed to undertake the bat activity surveys in 2024, this will be followed by a Bat Survey Report once the survey work has been completed. The bat survey report will detail any relevant mitigation, compensation and enhancements measures for bat species specific to the development site and proposals.

Evidence of nesting bird use of the building was observed during the scoping survey

Desktop Study

A data search was requested from SEWBRc. The data search (LERC Reference: 0245-091) took a 2km buffer around a central point of the proposed development site. The site does not lie within or directly adjacent to a statutory protected site. Protected sites returned as part of the data search include:

- There are two National Statutory designated Site of Special Scientific Interest (SSSI) within 2km of the site. Cwm Geo a Glyndyrys SSSI is located approximately 1.12km away to the south west at its closest boundary.

- There is one local statutory designated Local Nature Reserve (LNR) within 2km of the site. Cwm Taf Fechan Woodlands is the closest LNR site and is located approximately 1.55km away to the north west at its closest boundary.
- There are twelve local non-statutory designated Sites of Importance for Nature Conservation (SINC) within 2km of the site. The Afon Taf is the closest SINC site and is located approximately 404m away to the south west at its closest section.
- There are five areas of Ancient Semi Natural Woodland (ASNW) within 2km of the site. These woodlands have been identified as Priority Areas by Natural Resources Wales (NRW) as they comprise mostly broadleaved native trees and shrubs believed to have been in existence for over 400 years. The nearest such area of woodland is located approximately 1.09km away to the north west at its closest boundary.
- There are five areas of Restored Ancient Woodland Site (RAW) within 2km of the site. These woodlands which are predominately broadleaves now and are believed to have been continually wooded for over 400 years. They will have gone through a phase when canopy cover will have been more than 50% non-native conifer tree species and now have a canopy cover of more than 50% broadleaf. The nearest such area of woodland lies approximately 689m away to the north west at its closest boundary.
- There is one area of NRW Priority Area (Heathland and Grassland) within 2km of the site. NRW Priority habitat areas are large scale areas which were prioritised for targeted conservation work, based on factors including the habitats within them. The closest such NRW Priority Area lies approximately 1.07km away to the south west of the site at its closest boundary.
- Approximately 62.92% of the 2km search area including the whole of the site boundary is designated as a B-Line. B-Lines are non-statutory protected sites which aim to restore and create wildflower habitats forming stepping stones that link existing wildlife areas together creating a network of habitats across the landscape benefiting not only pollinators but a host of other wildlife.

Given the localised and small scale nature of the development proposals it is highly unlikely any protected sites will be impacted as part of the proposed works.

Protected species records of note returned within 500m of the site include:

- Noctule Bat (*Nyctylus noctula*) - Thirteen foraging/commuting records returned from the 2km data search, the closest record is located approximately 5m away to the south west.
- Common Pipistrelle (*Pipistrellus pipistrellus*) - Many records returned from the 2km data search, the closest record is located approximately 5m away to the south west and involved a foraging/commuting bat. The closest roost record is located approximately 36m away to the south east and involved a small number of bats using the Former YMCA as a day roost.
- Soprano Pipistrelle (*Pipistrellus pygmaeus*) - Many records returned from the 2km data search, the closest record is located approximately 35m away to the south east and involved a foraging/commuting bat. The closest roost record is located approximately 78m away to the south east and involved two bats at a day roost.
- Brown Long-eared Bat (*Plecotus aureus*) - Seventeen records returned from the 2km data search, the closest record is located approximately 36m away to the south east and involved a unspecified number of bats using the Former YMCA as a roost.
- Common Frog (*Rana temporaria*) - Fourteen records returned from the 2km data search, the closest record is located approximately 479m away to the south west recorded to 1km resolution.
- Great Crested Newt (*Triturus cristatus*) - Eight records returned from the 2km data search, the closest record is located approximately 479m away to the south west recorded to 1km resolution.
- Otter (*Lutra lutra*) - Many records returned from the 2km data search all associated with the Afon Taf, the closest record is located approximately 321m away to the south west and involved spraints found under a bridge.
- Hedgehog (*Erinaceus europaeus*) - Many records returned from the 2km data search, the closest record is located approximately 459m away to the south east and involved a live field sighting.
- Birds - Species listed under Schedule 1 of the Wildlife & Countryside Act 1981 (WCA1.1) include; Hobby (*Falco subbuteo*), Kingfisher (*Alcedo atthis*), Peregrine (*Falco peregrinus*), Redwing (*Turdus iliacus*) and Red Kite (*Milvus milvus*).
- Birds - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Black-headed Gull (*Chroicocephalus ridibundus*), Bullfinch (*Pyrrhula pyrrhula*) Dunnock (*Prunella modularis*), Herring Gull (*Larus argentatus*), House Sparrow (*Passer domesticus*), Kestrel (*Falco tinnunculus*), Song Thrush (*Turdus philomelos*) and Wood Warbler (*Phylloscopus sibilatrix*).
- Moths - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; a large historical moth list dating back to 1900 is returned from

the data search located approximately 479m away to the south west, recorded to 1km resolution.

Protected species records of note returned beyond 500m and within the 2km data search include:

- Amphibians - Common Toad (*Bufo bufo*) and Palmate Newt (*Lissotriton helveticus*)
- Reptiles - Grass Snake (*Natrix helvetica*) and Slow-worm (*Anguis fragilis*)
- Bat roost - Daubenton's Bat (*Myotis daubentonii*)
- Bats foraging/commuting - Greater Horseshoer Bat (*Rhinolophus ferrumequinum*), Natterer's Bat (*Myotis nattereri*) and Serotine (*Eptesicus seotinus*).
- Mammals - Badger (*Meles meles*), Harvest Mouse (*Micromys minutus*), Water Vole (*Arvicola amphibius*) and Weasel (*Mustela nivalis*).
- Birds - Species listed under Schedule 1 of the Wildlife & Countryside Act 1981 (WCA1.1) include; Barn Owl (*Tyto alba*), Brambling (*Fringilla montifringilla*), Crossbill (*Loxia curvirostra*), Fieldfare (*Turdus pilaris*), Goshawk (*Accipiter gentilis*), Merlin (*Falco columbarius*) and Osprey (*Pandion haliaetus*).
- Birds - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Cuckoo (*Cuculus canorus*), Curlew (*Numenius arquata*), Grey Partridge (*Perdix perdix*), Lapwing (*Vanellus vanellus*), Lesser Redpoll (*Acanthis cabaret*), Lesser Spotted Woodpecker (*Dryobates minor*), Linnet (*Linaria cannabina*), Marsh Tit (*Poecile palustris*), Pied Flycatcher (*Ficedula hypoleuca*), Reed Bunting (*Emberiza schoeniclus*), Skylark (*Alauda arvensis*), Starling (*Sturnus vulgaris*) and Tree Pipit (*Anthus trivialis*).
- Butterflies - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Dingy Skipper (*Erynnis tages*), Grayling (*Hipparchia semele*), Marsh Fritillary (*Euphydryas aurinia*), Small Blue (*Cupido minimus*), Small Heath (*Coenonympha pamphilus*), Small Pearl-bordered Fritillary (*Boloria selene*), Wall (*Lasiommata megera*) and White-letter Hairstreak (*Satyrus w-album*).
- Moths - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Blood-vein (*Timandra comae*), Dark Brocade (*Mniotype adusta*), Dusky Thorn (*Ennomos fuscantaria*), Ear (*Amphipoea oculea*), Flounced Chestnut (*Anchoscelis helvola*), Green-brindled Crescent (*Allophyes oxycanthae*), Mottled Rustic (*Caradrina morpheus*), Neglected Rustic (*Xestia castanea*), Sallow (*Cirrhia icteritia*) and Small Square-spot (*Diarsia rubi*).
- Plants - Bluebell (*Hyacinthoides non-scripta*), Lesser Butterfly Orchid (*Platanthera bifolia*) and Large-flowered Sticky Eyebright (*Euphrasia rostkoviana*).
- Brown-banded Carder-bee (*Bombus humilis*)

- Brown/Sea Trout (*Salmo trutta*)

Site Visit

Lee Gregory from Ecological Services attended site on 5th September 2024 to assess the potential ecological impacts of the proposed works. The site visit was completed during early September which is just outside of the optimal timeframe for undertaking such surveys. However it was still possible to draw broad conclusions to the habitats present within the development site boundary. Photographs of the site can be found in Appendix 2. A habitat map is provided within Appendix 3. **This report concentrates on the land within the proposed development site boundary only.**

The entire site boundary except the pedestrian and vehicular entrance in the south west corner of the site is stone, brick and block work **walls**. The walls vary in height from 1.5 - 2.5m, the walls are in general good condition. The occasional plant species are growing from the walls and include; Ivy (*Hedera helix*), Buddleia (*Buddleia davidii*), Maidenhair Spleenwort (*Asplenium trichomanes*), Cleavers (*Galium aparine*), Ivy-leaved Toadflax (*Cymbalaria muralis*), Wall Lettuce (*Mycellis muralis*), Herb Robert (*Galium robertianum*), Wall-rue (*Asplenium ruta-muraria*), Cotoneaster sp (*Cotoneaster sp*), Willowherb sp (*Epilobium sp*), Fleabane sp (*Erigeron sp*), Elder (*Sambucus nigra*) sapling, Dandelion (*Taraxacum agg*), Bittersweet (*Solanum dulcamara*), Snow-in-Summer (*Cerastium tomentosum*), Bellflower sp (*Campanula sp*), Hellebore sp (*Helleborus sp*) and Hemp Agrimony (*Eupatorium cannabinum*).

Tregenna Hotel is a substantial detached, rendered **building** which is three storeys in height with a multiple pitched tiled roof and timber bargeboards and soffits. There are a small number of velux roof lights present. There is a single storey, flat roofed extension to the south eastern elevation of the building with uPVC bargeboards and soffits. There are a number of single storey, flat roofed extensions to the rear of the building with uPVC fasciae and soffits. There is also **chalet type accommodation** running inside the north east and north west boundary walls. The chalets are also rendered and consists of mono pitched tiled roofs and uPVC bargeboards and soffits. Several holes and missing sections are evident in the timber soffits of the main former home building.

A gap between the hotel/chalet buildings and boundary walls on the north east and north west boundaries is present. Growing in this gap between the buildings and the wall are areas of **woody scrub, bramble scrub** and **tall ruderal vegetation**, species recorded here include; Ash (*Fraxinus excelsior*) saplings and approximate 4m tree, Sycamore (*Acer pseudoplatanus*) sapling, Bramble, Buddleia, Ivy, Cotoneaster sp, Hawthorn (*Crataegus monogyna*), Spear Thistle (*Cirsium vulgare*), Rosebay Willowherb (*Chamaenerion angustifolium*), Columbine (*Aquilegia vulgaris*), Nightshade sp (*Solanum sp*) and Garden Strawberry (*Fragaria x ananassa*).

Along the south east elevation of the hotel building is a gentle tarmac pedestrian slope which leads up from the site entrance in the south west corner of the site up to some paving steps. These steps access the open entrance porch of the former hotel. Between the south eastern boundary wall and frontage of the hotel are slightly overgrown **ornamental shrub** and **flower beds**. Ornamental planted species include; Hebe sp (), Vine sp () growing up the building, Hazel (*Corylus avellana*), Cherry Laurel (*Prunus laurocerasus*), Leyland Cypress (*Cupressus x leylandii*), Beech (*Fagus sylvatica*) sapling, Japanese Maple (*Acer palmatum*), Fuchsia sp (*Fuchsia sp*), Wall Cotoneaster (*Cotoneaster horizontalis*), Wilson's Honeysuckle (*Lonicera nitida*), Bluebell sp (*Hyacinthoides sp*), Snapdragon (*Antirrhinum majus*) and Roses (*Rosa sp*).

Wild plants growing within the flower beds of **short perennial vegetation** assemblage include; Wood Avens (*Geum urbanum*), Black Medick (*Medicago lupulina*), Selfheal (*Prunella vulgaris*), Wild Madder (*Rubia peregrina*), Cat's-ear (*Hypochaeris radicata*), Dandelion, Ragwort (*Jaconaea vulgaris*), Fleabane sp and Hawkweed sp (*Hieracium sp*).

A tarmac entrance road enters the site off the north side of Parkway Terrace in the south west corner of the site. The road heads north west to the side of the former hotel buildings and opens up to a carpark between the chalets and the hotel buildings. Around the edge of the carpark kids and base of walls are the occasional plant species typical of **short perennial vegetation** assemblage including; Purple Toadflax (*Linaria purpurea*), Dandelion, Perennial Rye-grass (*Lolium perenne*), Broad-leaved Willowherb (*Epilobium montanum*), Annual Meadow-grass (*Poa annua*), Thyme Speedwell (*Veronica serpyllifolia*), Procumbent Pearlwort (*Sagina procumbens*), Buddleia - stunted plants, Fleabane sp, Smooth Sow-thistle (*Sonchus oleraceus*), Ivy-leaved Toadflax, Shepherd's Purse (*Capsella bursa-pastoris*), Groundsel (*Senecio vulgaris*), Bittercress sp (*Cardamine sp*) and Herb Robert.

Along the north eastern and north western edges of the carpark are **ornamental shrub** and **flower beds** which slope up to the paved paths outside of the chalets. Ornamental planted species include; Leyland Cypress - four 3-4m trees, Roses, Japanese Maple, Hebe sp, Cherry Laurel, Holly (*Ilex aquifolium*), Firethorn (*Pyracantha sp*), Berberis sp (*Berberis sp*), Hypericum sp (*Hypericum sp*), Wilson's Honeysuckle, Wall Cotoneaster, Heather sp (*Calluna sp*) and Bridewort sp (*Spiraea sp*). Wild plants growing within the flower beds of **short perennial vegetation** assemblage include; Dandelion, Creeping Buttercup (*Ranunculus repens*), Yorkshire Fog (*Holcus lanatus*), Vipers Bugloss (*Echium vulgare*), Hawkweed sp, Selfheal, Knotgrass (*Polygonum aviculare*), Columbine, Purple Toadflax, Great Mullein (*Verbascum thapsus*), Beech sapling, Ash sapling and Sycamore sapling.

No old bird nests were found within the scrub vegetation or buildings during the site visit, however the bramble scrub and some shrubs were quite dense and impenetrable so were not given an exhaustive search. No birds were seen or heard during the site visit.

Legislation

Birds

All breeding birds are protected under schedule 1 of the Wildlife and Countryside Act (1981) as amended. Under this Act it is an offence to:

- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.
- Intentionally take or destroy the egg of any wild bird.

Enhanced protection is afforded to species listed on Schedule 1 of the Act, this additional protection makes it an offence to:

- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

Bats

All British bats are a European protected species and are protected under the Conservation of Habitats and Species Regulations 2017. In summary, they are protected from:

- Deliberate capture, killing and injuring,
- Deliberate disturbance of a breeding site or resting place,
- Damage or destruction of a breeding site or resting place.

Schedule 5 of The Wildlife and Countryside Act (1981) also protects all species of British bat and their roosting locations. British bats are protected from intentional or reckless disturbance and or obstruction of their roosting places. Barbastelle Bat (*Barbastella barbastellus*), Bechstein Bat (*Myotis bechsteinii*), Noctule Bat (*Nyctalus noctula*), Brown Long-eared Bat (*Plecotus auritus*), Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Greater Horseshoe Bat (*Rhinolophus ferrumequinum*) and Lesser Horseshoe Bats (*Rhinolophus hipposideros*) are also listed in section 7 of the Environment (Wales) Act 2016 which makes them a key species to sustain and improve biodiversity.

Potential Development Impacts

The proposed development will result in the loss of marginal areas of short perennial vegetation, tall ruderal vegetation, woody scrub and bramble scrub around the site boundary and ornamental shrubs pruned back once the site comes under routine

maintenance once again. Four non-native Leyland Cypress trees will likely be removed to allow light into the windows of the chalet residential accommodation. The habitats within the site are considered to have biodiversity value at a local level only.

- The bramble scrub, shrubs and buildings within the site boundaries are considered likely to be used by nesting birds. Any vegetation removal or building work immediately adjacent has potential to disturb nesting birds during the bird nesting season of March to August inclusive. All wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). Removal of this vegetation could also result in the loss of nesting habitat.
- No evidence of well used mammal paths through the site were noted during the site visit. The site is fenced and walled around its boundaries and is unlikely to be used by mammals such as Badger or Otter.
- Any additional external lighting, may impact on nocturnal species, such as bats, and invertebrates using the site for feeding and commuting, however the site is in a highly urbanised area and already likely to be well illuminated by street lighting.

Biodiversity Enhancements & Green Infrastructure Considerations

Chapter 6 of Planning Policy Wales (version 12), paragraph 6.2.5 requires Green Infrastructure considerations to be included with all planning applications. Development proposals must detail how green infrastructure considerations which are proportionate to the scale and nature of the plans are being provided.

Green infrastructure features currently found within the site boundary are limited to areas of woody scrub, bramble scrub, ornamental shrub, short perennial vegetation, tall ruderal vegetation. A stone, brick and block work wall surrounds the site, beyond these boundaries are busy roads and buildings. Therefore direct connectivity to surrounding habitat is very limited. However there appear to be areas of woodland, scrub and grassland around Pen-y-Darren Park Football Ground to the north and east which could be used by aerial species such as bats and birds. The current biodiversity value of the site is considered to be low and of a local value only.

The proposed plans indicate that the current habitats on site will be lost to development once the site returns to a regular maintenance regime. These habitats are typical of vacant urban sites being quite fast growing pioneer species. Direct habitat loss implications within the development site can be limited if compensatory planting can be incorporated within the site plans.

The proposals should seek to improve habitat as part of the development proposals to improve the current quality of green infrastructure and overall biodiversity value within the site. Development plans could seek to plant a range of native pollinator friendly species

within the flower beds and provide raised planters in open communal areas. The plans will also provide additional bat and bird boxes within the refurbished building, providing additional habitat for such species not currently found at site.

Planning Policy Wales - Trees and Planning in Wales (January 2024 update) advises that compensatory planting for trees lost should be sought at a ratio of **3 for 1**. Compensatory planning must be equivalent to the quality, environmental and of ecological importance of the tree(s) lost - this must be preferably onsite or immediately adjacent to the site. Space on site is extremely limited and the advised planting ratio for scrub tree loss cannot be provided. It is suggested that the project should seek to plant a range of native pollinator friendly species within the flower beds and raised planters are collective compensation for the four non-native Leyland Cypress trees loss experienced at site.

Conclusions and Recommendations

Planning permission is sought to change the use of the former Tregenna Hotel building to emergency accommodation which will require works to the roof and roofline. An extension on the south west end of the main building is currently single skin brick construction and will also likely need to be rebuilt to meet current building regulations. Given the potential impacts of the proposed development the below mitigation measures are proposed:

- Any external lighting required as part of the development proposals will be focused / directional lighting which is hooded or cowled to prevent light spill. The external lighting will be placed on a timer and motion activated. Sensitive lighting will reduce any negative impacts to nocturnal wildlife which use the area. This is particularly important for foraging bats that are likely to use the site.
- All lighting must meet recommendations in the BCT Guidance Note 08/23 Bats and Artificial Lighting at Night <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>
- All excavations within the site will be securely covered over if left unattended. Any excavations that have a depth in excess of 0.5m and that are left open overnight will have a means of escape left for any mammals (e.g. hedgehog) that may fall into them. A wooden board or equivalent will be left from the bottom to the top of the hole at an angle no steeper than 45°. This will allow any mammal to escape and avoid increased stress from being trapped.
- The bramble scrub, shrubs and buildings within the development site have the potential to be used by nesting birds. **Vegetation removal and building work must be completed outside of the bird nesting season of March to August inclusive.** If this is not achievable an ecologist must inspect any scrub, shrubs and buildings with the potential for birds to be present for active birds' nests prior to

works beginning. If an active nest is identified a buffer zone of at least 5m around the nest must be observed until the chicks have fledged. Only then can the vegetation be removed. Greater buffer zones around nests may be required depending on the species and habitat the nest is within.

- Compensatory planting will be proposed within the site plans, these could include planting a range of native pollinator friendly species within the flower beds and raised planters. Given the urban nature of the development site, some native species may not be suitable within the growing conditions available. Thus it is advised that species chosen for planting are beneficial to pollinators. **A detailed planting scheme will be required to support any future planning application for the site.**

The Environment Act (Wales) 2016 places a duty on competent authorities such as Merthyr Tydfil Council to conserve and enhance biodiversity. The below bullet points are some simple measures that could be achieved to enhance the biodiversity of the site. As the development activity has already been undertaken it is recommended at least 2 of the below measures are implemented :

- The provision of integrated bird boxes of varying design into buildings within the development site. Integrated boxes should be located as high as possible on the building and avoid south facing elevations to prevent overheating.
- The provision of integrated bat boxes into buildings within the development site. Integrated boxes should be located as high as possible on the building and be site at least 2m away from any external light source.
- The use of native species within the soft landscaping works on the site. Suitable long term management of soft landscaping also helps ensure spaces are useful to wildlife.

Best Wishes

Lee Gregory
Ecologist
Ecological Services Ltd

Signed: Lee Gregory Date: September 2024

Appendix 1 - Aerial Image of Development Site



Appendix 2 - Site Photographs



South western elevation of hotel viewing west



Hotel viewing north east



Car park viewing south



North eastern extensions to hotel viewing east



North eastern extensions to hotel viewing north east



North eastern extensions to hotel and fire escape



Chalets and flower beds along north west boundary viewing north west



Chalets and flower beds along north east boundary viewing north east



Leyland Cypress trees in front of chalets



Scrub behind north eastern chalets



Slope up to hotel entrance and overgrown ornamental shrubs



Slope up to hotel entrance and overgrown ornamental shrubs



South eastern elevation of hotel frontage viewing north



South eastern elevation of hotel frontage viewing west



North eastern elevation of hotel viewing west



North eastern elevation of chalets viewing west



North western boundary wall viewing east from football ground car park



South eastern elevation frontage of hotel viewing west

Appendix 3 - Habitat Map

FORMER TREGENNA HOTEL, MERTHYR
TYDFIL

Habitat Map

September 2024

