

Ein cyf/Our ref: CAS-234239-H5X0
Eich cyf/Your ref: P/23/0182

Merthyr Tydfil County Borough Council
Unit 5 Triangle Business Park
Pentrebach
CF48 4TQ

Dyddiad/Date: 03 August 2023

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: VARY CONDITION 2 OF PLANNING PERMISSION P/20/0121 TO CHANGE THE HOUSE TYPES OF PLOTS NO. 30 AND 31, ALTER THE REORIENTATION OF PLOT 44 (INCLUDING LOWERING OF FINISHED FLOOR LEVELS).

LLEOLIAD/LOCATION: LAND TO THE NORTH OF CRABTREE WALK AND TO THE WEST OF SWEETWATER PARK TREFECHAN.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 01 August 2023.

We have no objection to the proposed development as submitted and provide the following advice.

Landscape

We have reviewed the additional documents submitted with this application and we have no objection to the changes to the proposal regarding landscape.

European Protected Species

We recommend you seek the advice of your in-house ecologist to determine if there is a reasonable likelihood of bats, a European Protected Species, being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2) a bat survey may be required. The survey should be carried out in accordance with 'Bat Surveys; Good Practice Guidelines 3rd Edition' published by the Bat Conservation Trust 2016. We therefore have no comments to make on the application, as submitted, with regards to bats. Please consult us again if any survey undertaken finds that bats are present at the site, and you require further advice from us.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is

published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Frances Holms

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.