

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of Memo #-: -
Date: 27/08/2021

SUBJECT: P/21/0302 | CONVERSION OF EXISTING GARAGE INTO HOLIDAY ACCOMMODATION UNIT WITH ASSOCIATED EXTERNAL ALTERATIONS | 123 PLASYDARREN HEOLGERRIG MERTHYR TYDFIL CF48 1RE

Comments made at the Pre-App Enquiry stage seen in italics below:

There is nearby garden habitat, trees, woodland and scrub.

Designated sites within 500m of the application site:

- Site of Special Scientific Interest (SSSI) – x1 Cwm Glo A Glyndyrys (c. 195m);
- Sites of Importance for Nature Conservation (SINC) – x2, closest Winchfawr West (c. 105m);
- NRW Priority Area (Heathland and Grassland) – x1;
- Within a Buglife B-Lines Area.

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

- Birds (including Schedule 1¹ species);
- Fungi (including Section 7² species);
- Invertebrates (including Marsh Fritillary butterfly, closest c. 125m from site and other Section 7² species);
- Bats (closest records unidentified pipistrelle species, c. 147m from site);
- Water vole;
- Hedgehog;
- Reptiles;
- Amphibians (including great crested newt, closest record c. 246m from site);
- Vascular plants.

All works are internal and provided this continues to be the case, no ecological survey work required, however, there will need to be enhancement in line with the Environment (Wales) Act 2016 and Welsh Government Circular 'Securing Biodiversity Enhancements' sent to Heads of planning in October 2019.

The following will be required:

- A single ~~integrated~~ bat box installed on the north western elevation of the garage:

<https://www.greenwoodsecohabitats.co.uk/shop> (single crevice box) – or similar.

The bat box will not be illuminated.

There will be no extra onsite external lighting above existing levels.

The above enhancement measure will be a condition of the planning permission if granted.

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

Comments:

The bat box (including the specification) as requested at the Pre-App stage will be incorporated within the proposed development drawing (Proposed Drawings Received 23.8.21 Dwg No. 15/2021/004). This will need to be approved by the LPA Ecologist prior to determination of planning.

NB in a slight change to the Pre-App comments, the bat box will be surface mounted rather than integrated.

If planning permission is granted, the installation of the bat box will be the subject of a planning condition. To fully discharge the condition, photographic evidence of the correct installation of the box (to be approved by the LPA Ecologist) will be required.