

INTERNAL MEMORANDUM

To	Gareth Davies
From	Matt Davies
Memo #	1
Date	21/09/2026
Previous memo date	-
Application:	P/26/0201 Change of use of house to three flats 32 High Street Cefn Coed Merthyr Tydfil CF48 2PG

SITE DESCRIPTION

Semi-detached property in Cefn Coed with unmanaged garden habitat. Nearby stepping-stone habitat connected the site to valuable habitat (tree lines, grassland, wooded river corridor) suitable for a range of mobile priority and protected species (bats, birds, invertebrates).

PROPOSED WORKS AND POTENTIAL IMPACTS

Proposed works	Works likely to impact protected species (if present)
Change of use of house and probable changes to garden vegetation.	Yes, bats, birds, invertebrates.

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

✓ Site of Special Scientific Interest (SSSI)	1x, Cwm Taf Fechan Woodlands (c.56m)
✓ Local Nature Reserve (LNR)	1x, Cwm Taf Fechan Woodlands (c.56m)
✓ Sites of Importance for Nature Conservation (SINC)	5x, closest, Cwm Taf Fechan (c.46m)
✓ Wildlife Trust Reserve (WTR)	1x, Taf Fechan (c.361m)
✓ Ancient Semi Natural Woodland (ASNW)	1x
✓ Restored Ancient Woodland Site (RAWS)	4x
✓ Important Plan Area	1x
✓ Within a Buglife B-Lines Area	

PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

<i>Species / Species Group</i>	<i>Closest record(s)</i>
✓ Birds (including Schedule 1 ¹ and Section 7 ² species);	Grey wagtail (c.83m)
✓ Fish (including Section 7 ² species);	Brown / sea trout (c.93m)
✓ Invertebrates (including Section 7 ² species)	Small heath (c.246m)
✓ Marsh fritillary butterfly (Section 7 ² species);	(c.1313m)
□ Lichens (including Section 7 ² species);	XXX (c.XXXm)
□ Mammals	

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

✓ Bats (European protected species ³ + some Section 7 ² species);	Closest record - Common pipistrelle (c.71m) Closest roost record – Daubenton’s bat and Soprano pipistrelle (both c.83m)
✓ Otter (European protected species ³ + Section 7 ² species);	(c.88m)
✓ Hedgehog (Section 7 ² species);	(c.172m)
✓ Badger;	(c.314m)
✓ Reptiles (Section 7 ² species);	Slow worm (c.251m)
✓ Amphibians	
✓ Common toad (Section 7 ² species);	(c.115m)
✓ Vascular plants (including Section 7 ² species).	Charlock (c.131m)

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1	GREEN INFRASTRUCTURE STATEMENT & BIODIVERSITY ENHANCEMENT SCHEME FORM, <i>completed by</i> Mr Phillip Harris, dated 11/09/2026.
2	32, High Street, Cefn Coed, CF48 2PG. Proposed Elevations, drawing number HS-04 <i>prepared by</i> Indigo 3d Design Ltd. Dated: 28/08/2026.

REQUIREMENTS AND COMMENTS

The property seems to have been very recently re-roofed. A bat survey should have been undertaken. Unfortunately, as the works have already been carried out, any impacts on bats / wildlife offences will already have occurred. A survey is therefore not required.

Document 1 (GIS & BES) states that the garden has only ‘Some Grass’, however, recent aerial imagery shows far more extensive Green Infrastructure including trees.

NB if any of this landscaping is to be impacted because of the scheme, a Preliminary Ecological Appraisal will be required.

There are therefore opportunities to improve or add Green Infrastructure to this garden space. This will be required.

In terms of the enhancement measures as proposed (1x bat box, 1x sparrow terrace), these are both proposed to be erected on the WNW elevation (Document 2 – Proposed Elevations plan). Bird boxes must face north or east and so the positioning of the sparrow terrace is inappropriate. Please remove the bird box but keep the bat box.

Document 1 refers to long-term maintenance – this should specify in perpetuity. The document should state that the bat box will not be illuminated and there needs to be a timetable for implementation (erection) of the box.

³ Conservation of Habitats and Species Regulations 2017 (as amended)