

INTERNAL MEMORANDUM

To: David Cross
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1

Date of previous memo: -

Date: 22/02/2022

SUBJECT: P/22/0038 | Variation of condition 2 of planning permission P/18/0217 to extend the period of time for the submission of the reserved matters details | Maesynant Grove Park Merthyr Tydfil CF47 8HX

Large garden of residential house.

Designated sites within 500m of the application site:

- Sites of Importance for Nature Conservation (SINC) - x2 (closest to site, Cyfarthfa Park, c.417m from site);
- Restored Ancient Woodland Site (RAWS) - x1;
- Within a Buglife B-Lines Area.

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

- Birds (including Schedule 1¹ species);
- Invertebrates (including Section 7² species);
- Bats (roost records for brown long-eared bat, common pipistrelle, lesser horseshoe bat. **Closest roost record for unidentified *Pipistrellus* sp, c.24m from site**);
- Otter;
- Hedgehog;
- Amphibians (including great crested newt, closest record c.587m from site);
- Fish (including Section 7² species).

This application is recognised as a variation of a condition to extend the time-period for the submission of reserved matters. Since the granting of outline permission in 2015 (P/15/0434), the Environment (Wales) Act has come into force (2016). Therefore, a request for ecological information is justified – see below).

A Preliminary Ecological Appraisal (PEA) of the site to include a Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite building (undertaken by a suitably qualified and experienced ecologist) is required. This must provide sufficient information for the local planning authority to assess any potential adverse impacts of the proposed development on priority and protected species and/or habitats, or to identify what further information is required before a full assessment is possible.

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

The results of the PEA and PRA will be used to inform whether further surveys are required, or to establish the need for and extent of any mitigation and compensation measures required as part of the proposed development.

An Aderyn data search is required from SEWBReC (Package C 2km).

There will need to be enhancement of the site in line with the Environment (Wales) Act 2016.