

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 11/03/2022

SUBJECT: P/22/0051 | Change of use of first floor from office space (B1 Use Class) to 6 no. one bedroom flats (C3 Use Class) | First Floors Milbourne Chambers 56 - 57 Glebeland Street And 117-119 High Street Merthyr Tydfil CF47 8AT

Designated sites within 500m of the application site:

- Site of Special Scientific Interest (SSSI): x1 (Afon T Af, c.218m from site);
- Buglife B-Lines Area: x1, c.100m from site.

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

- Birds (including Schedule 1¹ species and Section 7 Species²);
- Invertebrates (including Section 7² species);
- Bats (closest roost record for soprano pipistrelle, c.181m from site);
- Otter;
- Hedgehog;
- Amphibians (including great crested newt, closest record c.522m from site).

Possible impacts on protected species: There is some stonework that is to be exposed – currently clad in plywood. There is a small possibility this could present opportunities to roosting bats.

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 bat box installed on one of the northern gable end (as far away from windows as possible):

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

The bat box will not be illuminated.

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

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

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

An advisory statement will be added regarding roosting bats. If bats or signs of bats are found during the removal of the plywood cladding, works will cease and advice sought from a suitably qualified ecologist or Natural Resources Wales and acted upon.