

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 22/10/2024

SUBJECT: P/24/0243 | Erection of a first floor extension, change of use to an office and associated external works including new shopfront | 62C High Street Cefn Coed Merthyr Tydfil CF48 2PL

SITE DESCRIPTION

Disused structure and overgrown yard in urban setting, but relatively close to parkland and wooded river corridor habitat.

PROPOSED WORKS AND POTENTIAL IMPACTS

See table below.

Proposed works	Works likely to impact protected species (if present)
Erection of a first-floor extension	Bats and nesting birds

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

- ✓ Site of Special Scientific Interest (SSSI): x1 Cwm Taf Fechan Woodlands, c.172m from site
- ✓ Local Nature Reserve (LNR): x1 Cwm Taf Fechan Woodlands, c.172m from site
- ✓ Sites of Importance for Nature Conservation (SINC): x6 (closest, Cwm Taf Fechan, c.164m from site)
- ✓ Regionally Important Geodiversity Site (RIGS): x1 Nant Ffrwyd, c.414m from site
- ✓ Wildlife Trust Reserve (WTR): x1 Taf Fechan, c.227m from site
- ✓ Ancient Semi Natural Woodland (ASNW): x1
- ✓ Restored Ancient Woodland Site (RAWS): x3
- ✓ Within a Buglife B-Lines Area

PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

- ✓ Birds (including Schedule 1¹ and Section 7² species);
- ✓ Fish (including Section 7² species);
- ✓ Invertebrates (including Section 7² species)
 - ✓ Marsh fritillary butterfly (Section 7² species), closest records c.1054m from site;
- ✓ Lichens (including Section 7² species);
- ✓ Mammals
 - ✓ Bats (European protected species³; some Section 7² species) - closest roost record for lesser horseshoe bat, c.155m from site);
 - ✓ Otter (European protected species³; Section 7² species);
 - ✓ Hedgehog (Section 7² species);
 - ✓ Badger
- ✓ Reptiles (Section 7² species);

¹ Wildlife & Countryside Act 1981 (as amended)
² Environment (Wales) Act 2016
³ Conservation of Habitats and Species Regulations 2017 (as amended)

✓ Amphibians

✓ Great crested newt (European protected species³; Section 7 species) - closest record c.901m from site);

✓ Common toad (Section 7² species);

✓ Vascular plants (including Section 7² species).

REQUIREMENTS

A Preliminary Ecological Appraisal (PEA) on the site plus a Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite structures (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.

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 SEWBRcC (Package C 2km).

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

The main elements of the policy (that are or may be relevant to this application) are as follows:

- *GREEN INFRASTRUCTURE: stronger emphasis on taking a proactive approach to green infrastructure, the submission of a proportionate green infrastructure statement with planning applications and signposting Building with Nature standards.*
- *NET BENEFIT FOR BIODIVERSITY AND THE STEP-WISE APPROACH: further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider enhancement and long-term management at each step. The use of the green infrastructure statement as a means of demonstrating the stepwise approach is made explicit. A simplified diagram of the policy approach has been developed (included within PPW12). The importance of strategic collaboration to identify and capture larger scale opportunities for securing a net benefit for biodiversity is recognised.*
- *PROTECTION FOR SITES OF SPECIAL SCIENTIFIC INTEREST: strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape'. Other development is considered unacceptable as a matter of principle. Exceptionally, a planned approach may be appropriate where necessary safeguards can be secured through a development plan*
- *TREES AND WOODLANDS: closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.*

For further information, see here - [Planning Policy Wales - Edition 12 \(gov.wales\)](#)