

INTERNAL MEMORANDUM

To: David Cross
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 08/03/2023

SUBJECT: P/23/0061 | Change of use of the first and second floors from offices and storage to 5 self-contained flats and storage, together with alterations to the roof and other associated external alterations | 126 High Street Merthyr Tydfil CF47 8BT

Building on High Street, relatively close to vegetated river corridor, woodland, parkland, grassland.

Designated sites within 500m of the application site:

- Sites of Importance for Nature Conservation (SINC) – x1 (Afon Taf, c.177m from the centre of site);
- Buglife B-Lines Area – x1 (c.160m from the centre of the site).

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

- Birds (including Schedule 1¹ and Section 7² species);
- Invertebrates (including Section 7² species);
- Bats (closest roost record for unidentified bat, c.181m from the centre of the site);
- Otter;
- Hedgehog;
- Amphibians (including great crested newt, closest record c.565m from the centre of the site).

A Preliminary Roost Assessment (PRA) for bats and nesting birds of the site (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 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.

A BARB+ data search required from SEWBReC.

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

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