

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1
Date of previous memo: -
Date: 23/03/2026

SUBJECT: P/26/0041 | Erection of single storey extension, timber screen and patio with canopy | The Rose Retreat Spa Cyfarthfa Park Merthyr Tydfil CF47 8RE

SITE DESCRIPTION

Detached structure close to valuable habitat (garden habitats, scrub, woodland, grassland, parkland, lake habitat etc).

PROPOSED WORKS AND POTENTIAL IMPACTS

See table below.

Proposed works	Works likely to impact protected species (if present)
Erection of single storey extension, timber screen and patio with canopy	Low likelihood

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

- ✓ Sites of Importance for Nature Conservation (SINC) – x2: closest, Cyfarthfa Park (c.135m);
- ✓ 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 and Section 7² species);
- ✓ Fish (including Section 7² species);
- ✓ Invertebrates (including Section 7² species);
- ✓ Mammals
 - ✓ Bats (European protected species³; some Section 7² species) - closest roost record for unidentified bat, c.196m from site);
 - ✓ Otter (European protected species³; Section 7² species);
 - ✓ Hedgehog (Section 7² species);
- ✓ Amphibians
 - ✓ Great crested newt (European protected species³; Section 7 species) - closest record c.717m from site);
 - ✓ Common toad (Section 7² species);
- ✓ Vascular plants.

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

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

DOCUMENTS SUBMITTED IN SUPPORT OF ABOVE APPLICATION

1. Rose Retreat. Green Infrastructure Statement. Project number: 2434. Date: 24/02/2026 prepared by MWD Architects.
2. The Rose Retreat. Proposed Elevations drawing. Drawing no: 120. Revision: C. *Prepared by* MWD Architects on behalf of The Rose Retreat. Dated: 04/02/2025.

REQUIREMENTS

A detailed long term (25 year) management plan is required, which will include (for example) a full planting plan. The planting plan must include the species list for the green roof. This is required pre-determination.

A detailed lighting plan is required (this can be secured by way of an appropriately worded pre-commencement condition).

Document 1 refers to an insect hotel. This must be made from woodstone or woodcrete and its position marked on Document 2.