

# INTERNAL MEMORANDUM

**To:** Kate Glover  
**From:** Matt Davies (Ecologist)  
**Ext:** 5278

**Memo number:** 1

**Date of previous memo:** -

**Date:** 22/09/2025

**SUBJECT: P/25/0251 | Proposed replacement dwelling | 106 Heolgerrig Heolgerrig Merthyr Tydfil CF48 1TD**

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## *SITE DESCRIPTION*

Disused building on a plot with associated habitat (including trees and grassland). There are good links between the site and the wider environment via garden habitat, small pockets of woodland, scattered trees, grassland.

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## *ECOLOGICALLY RELATED DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION*

1. The Patches, Heolgerrig, Cyfarthfa, Merthyr Tydfil, CF48 1SA. A Preliminary Ecological Appraisal Report *prepared by* Little Wing Ecology *on behalf of* Mr. Darren Abraham. Report Reference: LT318-PEA-25. Version 1. Dated: 24/08/2025.
2. The Patches, Heolgerrig, Cyfarthfa, Merthyr Tydfil, CF48 1SA. Bat Activity Survey *prepared by* Little Wing Ecology *on behalf of* Mr. Darren Abraham. Report Reference: LT318-BAS-25. Version 1. Dated: 29/08/2025.
3. The Patches, Heolgerrig, Cyfarthfa, Merthyr Tydfil, CF48 1SA. A Green Infrastructure Statement *prepared by* Little Wing Ecology *on behalf of* Mr. Darren Abraham. Report Reference: LT318-GIS-25. Version 1. Dated: 31/08/2025.
4. The Patches, Land at Heolgerrig Road, Cyfarthfa, Merthyr Tydfil, CF48 1SA. Elevations Drawing: 970.08 *prepared by* George & Co. Dated: March 25.

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## *COMMENTS – Document 1*

Report refers to BNG. In Wales, there is a different system - Net Benefit for Biodiversity. Please could this be amended?

The Appendices refer to an old version of PPW (11). Please could the Appendices be checked and amended to ensure there are up to date references?

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## *COMMENTS – Document 2*

Page 9, 5.6 refers to a method statement. This method statement must be submitted for consideration – see also comments under *General* (see overleaf).

Page 10, 6.5 refers to attaching a sparrow terrace. Please amend to state that the box will be integrated into the building.

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## *COMMENTS – Document 3*

Page 4 refers to attaching a sparrow terrace. Please amend to state that the box will be integrated into the building.

Report refers to BNG. In Wales, there is a different system - Net Benefit for Biodiversity. Please could this be amended?

### COMPENSATION + ENHANCEMENT

Documents 1 and 3 discuss compensation and enhancement measures. It must be made clear, which measures relate to compensation, and which measures relate to enhancement. There must first be compensation, for example, for the [roosting + nesting] opportunities lost as a result of the works to the existing house. Further measures over and above this compensation would then represent enhancement.

NB the compensation measures for bats must include the provision of hibernation features.

### ECOLOGICAL FEATURES

All ecological features (including, for example, bat boxes, bird boxes, gaps for hedgehogs) must be clearly marked on architectural plans drawings and elevations. Where wildlife boxes are proposed, the model type and hyperlink must be added.

### LIGHTING SCHEME

An internal and external Lighting Scheme must be submitted to and approved in writing by the local planning authority. The lighting plan must demonstrate dark zones at the boundaries and across the site. Wildlife boxes must not be illuminated (bat, bird) and there must be dark routes to allow barrier-free access to the boxes. The Lighting Scheme must conform to the latest guidance.

- Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
- Good Practice Guidance: Planning for the Conservation and Enhancement of Dark Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>

### LANDSCAPING / HABITAT MANAGEMENT SCHEME

A long-term Landscaping / Habitat Management Scheme must be submitted to and approved in writing by the local planning authority. The scheme must include, but not be limited to, the following:

- Details (including a plan/drawing) of retained landscaping/habitat/green infrastructure.
- Details including a plan/drawing) of new landscaping/habitat/green infrastructure.
- A planting plan - NB all species will be native and of local (if not Welsh) provenance.
- Long term (in perpetuity) establishment, maintenance and management measures for all onsite landscaping/habitat/green infrastructure (both retained and new).
- Monitoring post-development for all onsite landscaping/habitat/green infrastructure and other ecological measures.
- How a Net Benefit for Biodiversity will be achieved within as short a time as possible and be locally responsive and relevant to local circumstances.
- Details of the funding mechanisms to meet the maintenance, management and monitoring objectives.
- Details of the responsible person.

### PRECAUTIONARY WORKING METHOD STATEMENT (PWMS)

A Precautionary Working Method Statement (PWMS) for bats (as stated in Document 2, page 9), great crested newt (as stated in Document 1, page 9) and any other species or groups of species relevant to the site (e.g., reptiles, hedgehog) is required for submission to, and approval in writing by, the Local Planning Authority. The approved PWMS shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority.

### COMPLIANCE

Evidence that ecological measures have been installed, created, implemented etc will be required on completion of the development. This evidence must be submitted to and approved in writing by the local planning authority.