

INTERNAL MEMORANDUM

To: Gareth Davies
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1
Date of previous memo: -
Date: 28/11/2025

SUBJECT: P/25/0325 | Discharge of conditions 4 Knotweed and 5 Construction method Statement |6 - 8 Perrott Street Treharris CF46 5ET

CONDITION 4 (P/25/0069)

*“No development shall take place, or any demolition works or site clearance, until details of a scheme for the eradication of Japanese Knotweed (*Fallonia japonica*, *Rouse decraene*, *Polygonum cuspidatum*) has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved scheme.”*

CONDITION 5 (P/25/0069)

“No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;*
- ii) loading and unloading of plant and materials;*
- iii) storage of plant and materials used in constructing the development;*
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- v) wheel washing facilities;*
- vi) measures to control the emission of dust and dirt during demolition and construction; and*
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.”*

DOCUMENT SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION (P/25/0325)

1. Construction Environmental Management Plan (CEMP). Date received 27/11/2025 **NB there is no information regarding authorship, no date or document version number.**
2. Excerpt/image **without context**. Confirmed as Appendix F from: A Preliminary Ecological Appraisal, Bat Survey Report And Green Infrastructure Statement *prepared by* Little Wing Ecology CYF submitted in support of P/25/0069.

COMMENTS

- Neither Document 1 nor Document 2 provides the information required to discharge Condition 4. Comments from the LPA ecologist in relation to P/25/0069 specified the requirement for “*an Invasive Non-Native Species (INNS) Method Statement produced by an invasive species specialist*”.
- Document 1 only includes a single paragraph that relates to ecology and biodiversity – see box below.

4.5 Ecology and Biodiversity

Although the site is urban and previously developed, ecological considerations will be respected:

- Vegetation clearance will be scheduled outside of bird nesting season (March to August).

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| <ul style="list-style-type: none">- <i>Any unexpected findings of protected species or habitats will be reported to the local authority and works paused until guidance is received.</i>- <i>Lighting will be directed away from any green corridors to avoid disturbing nocturnal wildlife</i> |
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The text must be changed to state that all works will be undertaken in daylight hours and that artificial light at night will not be used.

There must also be reference to the bat derogation licence and associated bat method statement.

Ideally, the author of the CEMP should liaise with the commissioned ecologist for specialist input into the CEMP to cover any potential impacts to ecology and biodiversity.