

INTERNAL MEMORANDUM

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

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

SUBJECT: P/26/0043 | Demolition of 3 no. garages and erection of 2 no. domestic garages | Garages Opposite 47 Pontycapel Road Cefn Coed Merthyr Tydfil CF48 2RD

SITE DESCRIPTION

Three 'terraced' garage structures close to valuable, well-connected, habitat suitable for protected species use (woodland, scrub, grassland, wooded river corridor).

PROPOSED WORKS AND POTENTIAL IMPACTS

See table below.

Proposed works	Works likely to impact protected species (if present)
Demolition	Yes, nesting birds, roosting bats

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

- ✓ Site of Special Scientific Interest (SSSI) – x1: Cwm Taf Fechan Woodlands (c.313m);
- ✓ Local Nature Reserve (LNR) – x1: Cwm Taf Fechan Woodlands (c.313m);
- ✓ Sites of Importance for Nature Conservation (SINC) – x6 (closest, Cwm Taf Fawr (c.116m);
- ✓ Regionally Important Geodiversity Site (RIGS) – x1: Nant Ffrwyd (c.302m);
- ✓ Wildlife Trust Reserve (WTR) – x1: Taf Fechan (c.394m);
- ✓ Ancient Semi Natural Woodland (ASNW) – x1;
- ✓ Restored Ancient Woodland Site (RAWS) – x2;
- ✓ 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.1124m from site;
- ✓ Lichens (including Section 7² species);
- ✓ Mammals
 - ✓ Bats (European protected species³; some Section 7² species) - closest roost record for lesser horseshoe bat, c.308m 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.805m from site);

✓ Common toad (Section 7² species);

✓ Vascular plants (including Section 7² species).

REQUIREMENTS

No ecological survey work required, however, there will need to be enhancement in line with the Environment (Wales) Act 2016 and Welsh Government Circular 'Securing Biodiversity Enhancements' sent to Heads of planning in October 2019.

The sparrow terrace is appropriate as an enhancement measure, however bird boxes must (in most circumstances) face north or east to avoid overheating. There is no eastern elevation (it will abut the remaining garages) and the northern elevation will be subject to disturbance. The only other possible elevation is western elevation, which will be very close to the adjacent building – it will therefore be mostly in shade. The box should be moved to the western elevation.

The other measure that should be implemented is as follows. A small gap (15-20mm) will be left between the fascias/soffits and the walls of the western and southern elevations to provide roosting opportunities for bats. These elevations will not be illuminated. This must also be marked on the plan.

Planning Policy Wales (PPW 12), Chapter 6 must be considered where relevant to this application.

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** [GIS] 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 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12)

NB Informatives / advisory notes for roosting bats and nesting birds must be added to the decision notice should planning permission be granted.

