

INTERNAL MEMORANDUM

To: Mel Ferreira
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1
Date of previous memo: -
Date: 12/06/2025

SUBJECT: P/25/0167 | Detached two storey dwelling | Land At Six Bells Estate Heolgerrig

SITE DESCRIPTION

Area of partially regenerated scrub. Nearby habitat includes gardens, areas of grassland, heathland, woodland and streams. There appears, over the years, to have been clearance of the site, which once was covered with small trees/scrub.

PROPOSED WORKS AND POTENTIAL IMPACTS

See table below.

Proposed works	Works likely to impact protected species (if present)
Removal of onsite habitat to facilitate residential development	Yes, for example, nesting birds, invertebrates

PLANNING POLICY

Planning Policy Wales 12 (PPW 12), page 151, 6.4.16 states:

“Potential applicants should not conduct any pre-emptive site clearance works before submitting a planning application as this can make it more difficult for a development proposal to secure a net benefit for biodiversity. Where a site has been cleared prior to development its biodiversity value should be deemed to have been as it was before any site investigations or clearance took place. A net benefit for biodiversity must be achieved from that point. Habitat status can be established through evidence remaining on site and local desk-based assessments (planning authorities must ensure that they have access to these data sources). In such cases, habitat status will be presumed to be good in the absence of any evidence to the contrary.”

PPW 12, page 159, 6.4.42 states:

“Replacement [tree] planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost.”

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

- ✓ Site of Special Scientific Interest (SSSI): x1, Cwm Glo a Glyndyrys, c.202m from site
- ✓ Sites of Importance for Nature Conservation (SINC): x1, Cwm Glo, c.149m from site
- ✓ Ancient Semi Natural Woodland (ASNW):
- ✓ Within a Buglife B-Lines Area

PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

- ✓ Birds (including Schedule 1¹ and Section 7² species);
- ✓ Fungi + Slime Moulds (including Section 7² species);
- ✓ Invertebrates (including Section 7² species)
 - ✓ Marsh fritillary butterfly (Section 7² species), closest record c.414m from site;

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

✓ Mammals

- ✓ Bats (European protected species³; some Section 7² species) - closest roost record for common pipistrelle, c.651m from site);
- ✓ Otter (European protected species³; Section 7² species);
- ✓ Hedgehog (Section 7² species);
- ✓ Harvest mouse (Section 7² species);
- ✓ Badger;
- ✓ Water vole

✓ Reptiles (Section 7² species);

✓ Amphibians

- ✓ Great crested newt (European protected species³; Section 7 species) - closest record c.647m from site);

✓ Vascular plants (including Section 7² species).

DOCUMENTS RELATED TO ECOLOGY SUBMITTED IN SUPPORT OF P/25/0167

1. Land at Six Bells Estate, Heolgerrig, Merthyr Tydfil. Green Infrastructure Statement 2025 *prepared by East Ecology on behalf of Mr Nicholas Simon Meaney*. Dated: 14/05/2025.
2. Land near Six Bells, Heolgerrig, Merthyr Tydfil. New Dwelling. Side Elevations & Site Plan drawing *prepared by Indigo 3d Design*. Drawing Number: SB-04. Rev No: A. Dated: 04/04/2025.
3. Land near Six Bells, Heolgerrig, Merthyr Tydfil. New Dwelling. Site Plan B *prepared by Indigo 3d Design*. Drawing Number: SB-06. Rev No: A. Dated: 04/04/2025.
4. Six Bells Estate, Merthyr Tydfil, CF48 1TU. Survey of Land designates CYM221750 (title number). Letter-style report *prepared by Clearsafe Knotweed on behalf of Mr Nicholas Simon Meaney*. Dated 13/05/2025.

COMMENTS

Document 1

In line with the two points of policy (PPW 12) referred to earlier in this memo, the scheme will need an element of replacement tree planting. The loss of the existing spruce tree will require 3:1 replacement. It is not known how many trees had been removed from the site previously, so the replacement tree numbers cannot be accurately calculated. Historical StreetView images show at least x3 trees if not more. It would be a reasonable compromise therefore to require x6 replacement trees in total.

The Sketch plan refers to 'EL1 flowering lawn'. It is assumed that this relates to Emorsgate EL1 Flowering Lawn Mixture (<https://wildseed.co.uk/product/mixtures/complete-mixtures/special-habitat-mixtures/flowering-lawn-mixture/>). Please can the reference be expanded upon? It is unclear which area is proposed for this habitat type. Please could this be added? In addition, the lawn mixture etc is not referred to elsewhere within the document. Can this information be added?

A list of all species proposed within the scheme will be provided. *All* must be native species of local (if not Welsh) provenance.

A proportionate long-term (in perpetuity or for at least 25yrs) Landscaping Management Plan for all proposed onsite habitats. This can be incorporated within the GIS document.

Bat and bird box models will be specified within the document. The bata and bird boxes will all be of an integrated design.

The bird (swift) boxes must not be mounted facing west or south and so the position requires amendment.

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

There must be provision for the movement of hedgehog through the site. Gaps (13cm x 13 cm) must be created at appropriate boundaries.

All features as detailed above must be clearly shown on all appropriate architect plans/drawings/elevations.

Document 2

- This document shows the bat and bird boxes, all on the eastern elevation. There is only a single bird box labelled and the label shows references to surface mounted models. Document 1 specifies x2 swift boxes mounted at a height of at least 5m. Changes are therefore required.
- The information in Document 1 must be consistent with the information in Document 2.
- It is suggested that the boxes are not erected directly above windows where possible.

Document 3

- As per Document 1, this drawing also refers to EL1 flowering lawn.
- The information in Document 1 must be consistent with the information in Document 3.

Document 4

- As specified within Document 4, a Japanese Knotweed Management Plan must be commissioned and submitted to the LPA for approval.