

INTERNAL MEMORANDUM

To: David Cross
From: Ecologist/Countryside Officer
Ask for: Matt Davies
Ext: 5278
Memo #: 1

Date: 6th September 2019

SUBJECT: P/19/0235 LAND TO REAR OF 9-15 NEWTON STREET, ABERCANAIID, MERTHYR TYDFIL

[Proposed detached dwelling, double garage and barn]

The site of the proposed development lies entirely within the Afon Taff SINC. Therefore, before any development can be considered, it must be demonstrated there will be no impacts on the features for which the SINC is designated.

Planning Policy Wales Edition 10 (2018) stipulates a stepwise approach the Council must take when considering planning applications in the context of Biodiversity (Avoid / Modify / Condition / Compensate).

Has the developer already demonstrated they have considered alternative sites that would result in less harm, no harm or gain (Avoidance)?

If so, the Council should seek to Modify the scheme design to minimise harmful effects by retaining onsite features of benefit to biodiversity and/or features for which the SINC has been designated. To inform this, an ecological assessment of the site will be needed.

Therefore, in the first instance, a Preliminary Ecological Appraisal (PEA) of the site undertaken by a suitably qualified ecologist is required.

The PEA will need to provide sufficient information for the local planning authority to assess the potential ecological impacts of the proposed development, or to identify what further information is required before a full assessment is possible. The results of the PEA will inform whether further surveys are required, or to establish the need for, and extent of, any mitigation or compensation measures required as part of the proposed development.