

INTERNAL MEMORANDUM

To: David Cross
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 31/10/2023

SUBJECT: P/23/0229 | Variation of condition 1 of planning permission P/16/0094 to extend the time period for the commencement of development (a further 5 years) | Blaen-y-Garth Farm Blaen-y-garth Access Road Pant Merthyr Tydfil CF48 2UY

The following ecological report was submitted in support of the original planning application (P/16/0094):

1. Blaen Y Garth, Merthyr Tydfil County Borough. An extended Phase 1 habitat survey report. File reference: GEN5414. Dated 17th November 2014. Just Mammals Consultancy LLP

COMMENTS

Document 1 (and therefore the survey results therein) is out-of-date. In addition, the survey was undertaken at a sub-optimal time of the year (October).

Up to date ecological surveys are required – A Preliminary Ecological Appraisal (PEA) of the whole site plus a Preliminary Roost Assessment (PRA) of any suitable roosting opportunities (for example, buildings, trees, quarry face). These surveys must be undertaken by a suitably qualified and experienced ecologist and must provide sufficient information for the local planning authority to assess any potential adverse impacts of the proposed development on priority and protected species and/or habitats, or to identify what further information is required before a full assessment is possible.

The results of the PEA and PRA will be used to inform whether further surveys are required, or to establish the need for and extent of any mitigation and compensation measures required as part of the proposed development.

NB Document 1 recommends a series of further survey work (e.g., for reptiles, great crested newt, dormouse, bats).

An up-to-date Aderyn data search is required from SEWBReC (Package C 2km).

There will need to be enhancement of the site in line with the Environment (Wales) Act 2016. NB It should be clear which of the proposed elements are mitigation/compensation and which are enhancement.

In addition, as a result of a letter to Local Authority Heads of Planning from Julie James, Minister for Climate Change (dated 11/10/23), Chapter 6 of the upcoming Planning Policy Wales (PPW) 12 has been pre-emptively published and so has now come into force with immediate effect.

Chapter 6 states the following:

'A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants.'

A Green Infrastructure Report will therefore be required.

Other changes to PPW, that will also be relevant here, include:

- Net Benefit for Biodiversity and the Step-wise Approach; and
- Trees and Woodlands.

The commissioned ecologist must take all this into account within their report.