

INTERNAL MEMORANDUM

To	Rebecca Owens
From	Matt Davies
Memo #	1
Date	24/06/2026
Previous memo date	-
Application:	P/26/0078 / P/26/0079 Single storey rear extension 73 Nightingale Street Abercanaid Merthyr Tydfil CF48 1EJ

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1	Green Infrastructure Statement. Received 13/04/2026
2	Green Infrastructure Statement. Received 11/06/2026 – superseded by Document 1.
3	Single storey rear extension at 73 Nightingale Street Abercanaid Merthyr Tydfil. Existing and proposed plans and elevations. Drawing No: GA 001. Rev: D. <i>Prepared by</i> Mr Ken Bateman, Chartered Surveyor. Dated: June 2026.
4	73 Nightingale Street Abercanaid Merthyr Tydfil. Block Plan. Received: 12:06;2026

REQUIREMENTS AND COMMENTS

It is noted that the walls to the rear of the property are not to be re-rendered (just painted) and that the outbuildings have been demolished.

The updated GIS (Document 1) has no details of authorship, no date and no version number. These need to be added (as previously requested).

The updated GIS (Document 1) has removed the reference to proposed *rain gardens* and replaced this with the creation of “... *borders that will be planted with flowers and small shrubs that will be attractive to bees and insects.*”

The proposal for a lawned area remains included.

More details are required.

To assist – please can the following additions and amendments be made to Document 1:

Although there no green infrastructure at the property it is proposed to provide biodiversity enhancements. These include re-establishing a lawn area that should be seeded the following seed mix (or equivalent):

<https://wildseed.co.uk/product/mixtures/complete-mixtures/special-habitatmixtures/flowering-lawn-mixture/>

The lawn will be managed as below:

Ground Preparation

Use a low fertility topsoil. To prepare the seed bed harrow or rake to produce a medium tilth and roll or tread to produce a level firm surface.

Sowing

Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown, broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

First Year Management

The wildflower and grass species in this mix are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season. This annual weed growth is easily controlled by repeated mowing.

It is also proposed to create borders that will be planted with flowers and that will be attractive to bees and insects. The following seed mix (or equivalent) will be used:

<https://wildseed.co.uk/product/mixtures/complete-mixtures/general-purpose-meadow-mixtures/basic-general-purpose-meadow-mixture/>

The borders will be managed as below:

Ground Preparation

Use a low fertility topsoil. To prepare the seed bed harrow or rake to produce a medium tilth and roll or tread to produce a level firm surface.

Sowing

Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown, broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.

First Year Management

Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young wildflower mix, which can then be kept short by cutting through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

Management Once Established

In the second and subsequent years EM1 sowings can be managed in several ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by using a main summer cut in combination with then cutting in autumn and possibly spring.

Do not cut from spring through to late July/August to give the sown species an opportunity to flower.

After flowering in July or August take a cut to c 50mm. Leave the cuttings to dry and shed seed for 1-7 days then remove from site. Cut the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

The following sentence will then also be added to Document 1 - The above management (as will be undertaken and funded by the householder for a period of 25 years.

A timetable for creation of the lawn and borders and erection of the bat box must also be included within Document 1.

Please remove the reference to the bird box from Document 1 and remove it from the proposed elevation drawings (Document 3).

Lighting – please amend Document 1 to read:

If any external lighting is installed it will be carefully selected to avoid disturbance to foraging and commuting bats. Artificial lighting is known to cause disturbance and can discourage use of the site and boxes. The proposed bat box will not be illuminated. If External lighting is installed, it will conform to the following guidance:

- Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

- *Good Practice Guidance: Planning for the Conservation and Enhancement of Darks Skies in Wales.*
<https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>