

INTERNAL MEMORANDUM

To	Gareth Davies
From	Matt Davies
Memo #	1
Date	14/09/2026
Previous memo date	-
Application:	P/26/0197 Construction of four detached houses and new access road Rear Of Six Bells Heolgerrig Merthyr Tydfil CF48 1RP

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1	Land Adjacent to Six Bells Estate, Heolgerrig, Cyfarthfa, Merthyr Tydfil, CBC CF48 1TU. A Preliminary Ecological Appraisal (PEA), Report Reference: LT410, Version 1 <i>produced by</i> Little Wing Ecology CYF <i>on behalf of</i> Callum Tranter. Dated: 28/04/2026.
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REQUIREMENTS AND COMMENTS

Survey work?	YES	The survey work recommended in Document 1 (with some additions) must be undertaken prior to determination of the application: - Bat dusk emergence surveys for Buildings A and B – in line with the latest good practice guidelines [Collins, J. (Ed.) (2023). <i>Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)</i>. The Bat Conservation Trust, London.] NB NVAs will be used and there will need to be <i>an automated/static bat detector survey undertaken of the loft space of Building A</i>. - A Ground Level Tree Assessment (GLTA) of onsite trees to inform further possible tree surveys. - An automated/static detector survey of the woodland. <i>This will need to be accompanied by a Night-time Bat Walkover (NBW) survey of the site.</i> The PEA report (Document 1) can then be upgraded to an Ecological Impact Assessment, which must be submitted for assessment. Document 1 must also justify the decision not to recommend any further surveys for nesting birds, reptiles, GCN, invertebrates etc.
Enhancement	YES	There will need to be enhancement of the site in line with the Environment (Wales) Act 2016.
Planning Policy Wales 12 (Chapter 6)	YES	The main elements of the policy (that are or may be relevant to this application) are as follows: <i>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.</i>

		○ <i>NET BENEFIT FOR BIODIVERSITY AND THE STEP-WISE APPROACH:</i> 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. ○ <i>PROTECTION FOR SITES OF SPECIAL SCIENTIFIC INTEREST:</i> 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 ○ <i>TREES AND WOODLANDS:</i> 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)
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General	Point of note - OS mapping from 1900s shows the presence of an Air Shaft onsite 	
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