

# INTERNAL MEMORANDUM

**To:** Rebecca Owens  
**From:** Matt Davies (Ecologist)  
**Ext:** 5278  
**Memo number:** 3  
**Date of previous memo:** 15/08/2025  
**Date:** 29/08/2025

**SUBJECT: P/25/0151 | Erection of residential annexe demolition of existing garage and erection of extension to accommodate replacement garage | Y Goedwig Cardiff Road Treharris CF46 5NB**

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## DOCUMENT SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. P/25/0151 - Erection of residential annexe - Y Goedwig, Cardiff Road, Treharris. Technical Note produced by BE Ecological Ltd. Document dated: 30/07/2025.
2. ERECTION OF RESIDENTIAL ANNEXE AND REPLACEMENT / ENLARGED GARAGE AND ASSOCIATED WORKS – Y GOEDWIG, EDWARDSVILLE, TREHARRIS. GREEN INFRASTRUCTURE STATEMENT prepared on behalf of Mr P. Lineham. *Received in an e-mail dated Fri 22/08/2025 @ 09:57.*
3. Y GOEDWIG, CARDIFF ROAD, TREHARRIS, MERTHYR TYDFIL, CF46 5NB. PLo1 – PROPOSED SITE PLAN. DATE: APRIL 2025

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## GREEN INFRASTRUCTURE STATEMENT (GIS) – Document 2

The document has no details of authorship, no version number and no date. Please could this information be added?

Page 4, 5.1 “*On this basis it was not deemed necessary to undertake an ecology survey on the land as it is highly unlikely there are any existing biodiversity features of value.*” An ecological survey was undertaken (report is referred to as Document 1 in the list above). This survey must be referred to in the GIS.

Page 6, 8.2 refers to Biodiversity Net Gain (BNG). This is the English system. In Wales, we have Net Benefit for Biodiversity (NBB). Can this please be amended?

Page 6, 8.2 - “*Please refer to the Green Infrastructure statement submitted in support of this application for more information.*” It is assumed that this is an error as the document is referring to itself? Can this please be amended?

Page 6, 8.2 – “*Below at Figure 5 is an extract from the proposed site layout plan. As can be seen, as part of the development it is proposed to create 8no. flower beds within the curtilage to the front (south) of Y Goedwig, provide a large wildflower area to the south of the annexe, a pond to the south of Y Goedwig, as well as provide a native hedgerow along the western edge of the access leading to the site.*” There is only one figure within the document (Figure 1 on page 4). Figure 1 does not show all the features described. Can this please be rectified?

Document 3 shows features to the north of the redline boundary, but within the blueline boundary (labelled as: Trees – Mix of, Firs, Beech, Birch, Hazel, Hawthorne, Ash and Oak / Fruit Trees / Bird & Bat Boxes to be installed). Is this proposed to be part of the enhancement measures for this application?

Planning Policy Wales 12 states that each stage of the step-wise approach must be accompanied by a long-term management plan. This is also required – see below.

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## LANDSCAPING, HABITAT & ECOLOGY SCHEME (LHES)

A detailed long-term Landscaping, Habitat & Ecology Scheme (LHES) is required for approval in writing by the local planning authority. The LHES must include, but not be limited to, the following:

- Details (including a plan/drawing) of retained landscaping/habitat/green infrastructure
- Details including a plan/drawing) of new landscaping/habitat/green infrastructure
- *NB Replacement tree planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost. Where a woodland or a shelterbelt area is lost as part of a proposed scheme, the compensation planting must be at a scale, design and species mix reflective of that area lost. In such*

*circumstances, the planting rate must be at a minimum of 1600 trees per hectare for broadleaves, and 2500 trees per hectare for conifers. Further details to be found in PPW12. NB replacement tree planting must be in the right place and not at the expense of other valuable and/or priority and protected habitats.*

- A planting plan - NB all species will be native and of local (if not Welsh) provenance
- Immediate and long term (in perpetuity) establishment, maintenance and management measures for all onsite landscaping/habitat/green infrastructure (both retained and new).
- How a net benefit for biodiversity will be achieved within as short a time as possible and be locally responsive and relevant to local circumstances.
- Monitoring post-development for all onsite landscaping/habitat/green infrastructure and other ecological measures
- Details of the funding mechanisms to meet the maintenance, management and monitoring objectives.
- Details of the responsible person.

## PLANNING CONDITIONS

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### ECOLOGICAL ENHANCEMENT

Prior to the development hereby approved coming into beneficial use details of biodiversity/ecological enhancements, together with a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. This must include the following:

- x1 built-in bat box integrated within the proposed onsite structure(s)
- x1 built-in bird box integrated within the proposed onsite structure(s)
- Gaps in boundaries (where appropriate) for passage of hedgehogs and other species

The development shall then be carried out in accordance with the approved details and maintained as such in perpetuity.

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### LIGHTING SCHEME

No development shall take place (including ground works, vegetation clearance) until an internal *and* external Lighting Scheme has been submitted to and approved in writing by the local planning authority. The lighting plan must demonstrate dark zones at the boundaries and across the site. Wildlife boxes must not be illuminated (bat, bird) and there must be dark routes to allow barrier-free access to the boxes. The Lighting Scheme must conform to the latest guidance.

- Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
- Good Practice Guidance: Planning for the Conservation and Enhancement of Dark Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>

The development shall then be carried out in accordance with the approved details and maintained as such in perpetuity.

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### COMPLIANCE

Evidence that ecological measures have been installed, created, implemented etc will be required on completion of the development. This evidence must be submitted to and approved in writing by the local planning authority.