

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 05/05/2026

SUBJECT: P/26/0091 | Discharge of Condition 3 (enhancement and net benefit) of planning permission P/26/0051 | 35 Heol Y Glyn Treharris CF46 5RX

CONDITION #3 OF P/26/0051

BEFORE WORKS COMMENCE ON SITE a scheme for biodiversity enhancement and net benefit to biodiversity, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

DOCUMENT SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. 35 Heol-y-Glyn, Millbrook, Treharris, South Wales, CF46 5RX. Green Infrastructure Statement [GIS] prepared by Christopher Day. Dated: April 2026.

COMMENTS

Document 1 is largely acceptable, with the following caveats:

- The proposed bird box model must be constructed from woodstone or woodcrete. The model details must be supplied with a hyperlink to the specification. Please amend within the document.
- The planting in the new planters needs to be specific with native species of local (if not Welsh, or UK) provenance. There also need to be a proportionate long-term management plan with details of how the management will be undertaken and funded (presumably by the householder).

Suggestion:

Use the following seed mix for the planters: <https://wildseed.co.uk/product/mixtures/wild-flower-only-mixtures/basic-general-purpose-wild-flowers/> (or equivalent).

This web page also includes management measures, which could be easily quoted in Document 1.