

INTERNAL MEMORANDUM

To: Kate Glover
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1

Date of previous memo: -

Date: 05/03/2025

SUBJECT: P/24/0230 | Container for storage of sports equipment | The Oval Pantyffyn Road Mountain Hare Merthyr Tydfil CF47 0LA

SITE DESCRIPTION

Aerial imagery shows an apparent area of grassland within a site with football playing fields and changing rooms. The site also has less well-managed grassland and woodland habitat, well-linked to the wider environment (further woodland and grassland areas).

DESIGNATED SITES WITHIN 500M OF (or closest to) THE APPLICATION SITE

- ✓ Sites of Importance for Nature Conservation (SINC): Glynmill, c.898m from site
- ✓ Ancient Semi Natural Woodland (ASNW): c.800m from site
- ✓ Restored Ancient Woodland Site (RAWS): c.750m from site
- ✓ Within a Buglife B-Lines Area: adjacent to site

PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

- ✓ Birds (including Schedule 1¹ and Section 7² species);
- ✓ Mammals
 - ✓ Bats (European protected species³; some Section 7² species) - closest roost record for unidentified bat species, c.465m from site);
 - ✓ Hedgehog (Section 7² species);
- ✓ Amphibians
 - ✓ Great crested newt (European protected species³; Section 7 species) - closest record c.453m from site);
- ✓ Vascular plants

ECOLOGICALLY RELATED DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. Land at The Oval, Pantyffyn Road, Mountain Hare, Merthyr Tydfil, CF47 0JA. A Preliminary Ecological Appraisal Report *prepared by* Little Wing Ecology CYF. Report Reference: LT241-PEA-24. Version 1. Date: 02/03/2025.

COMMENTS:

- All enhancements:
 - x2 bat boxes
 - x1 bird box
 - tree-planting and seed mixes

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

³ Conservation of Habitats and Species Regulations 2017 (as amended)

will be clearly marked on all relevant architect plans. Specifications will be included.

- Planning Policy Wales (PPW 12), Chapter 6 must be considered where relevant to this application.

The main elements of the policy (that are or may be relevant to this application) are as follows:

- *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.*
- *NET BENEFIT FOR BIODIVERSITY AND THE STEP-WISE APPROACH: 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.*
- *PROTECTION FOR SITES OF SPECIAL SCIENTIFIC INTEREST: 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*
- *TREES AND WOODLANDS: 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 \(gov.wales\)](#)

A proportionate GIS and long-term habitat management, maintenance and monitoring plan is needed. Details of the funding mechanism for the management plan must be included.

PLANNING CONDITIONS

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 Darks Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>

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.