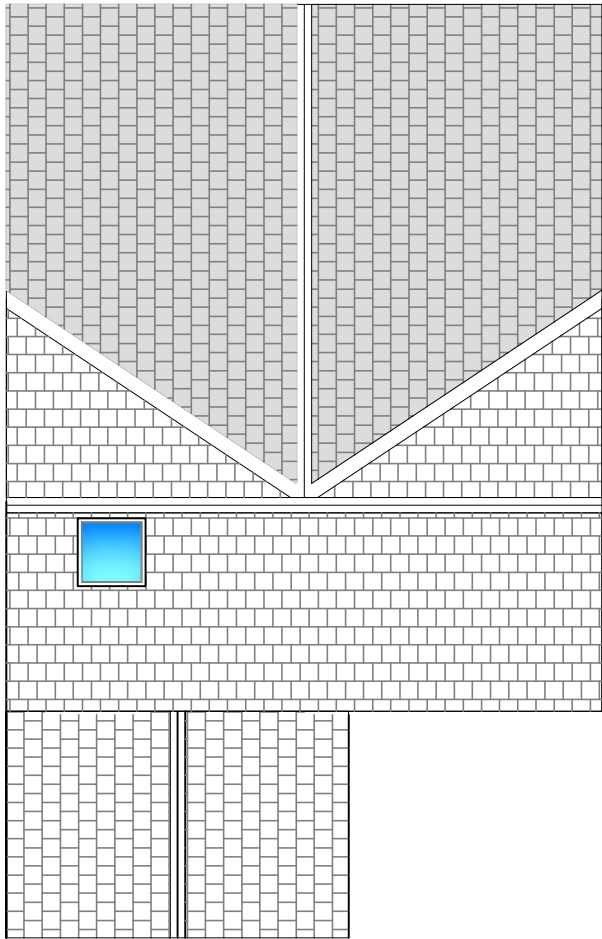
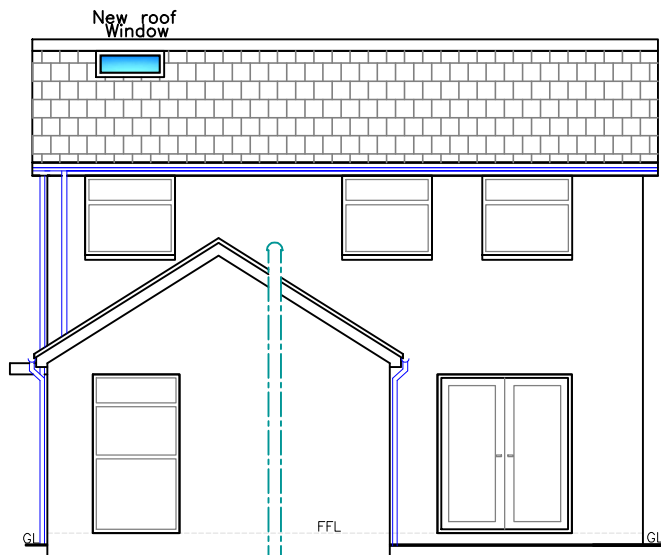
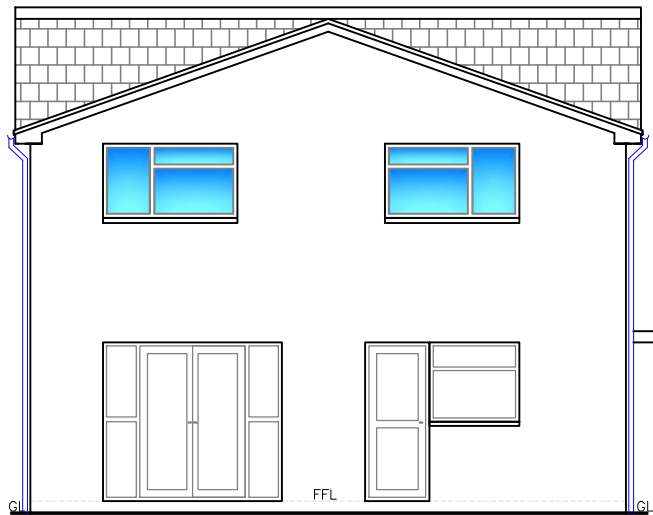




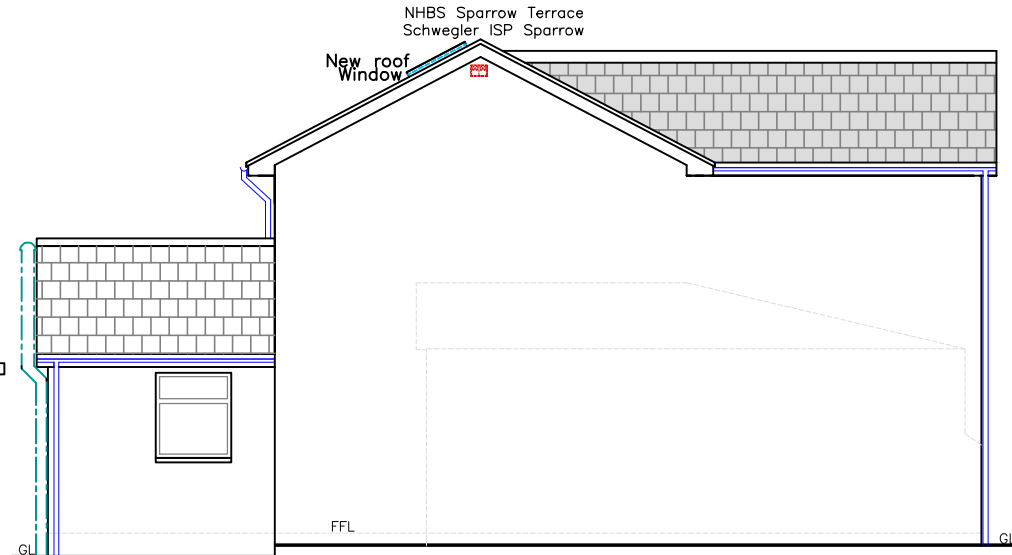
Proposed Roof Plan
1:100



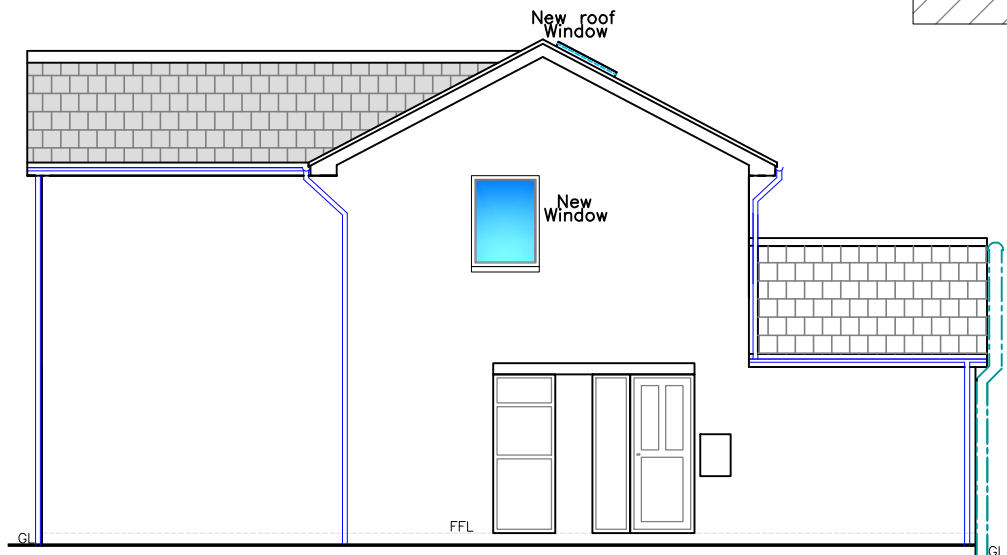
Proposed Front Elevation
1:100



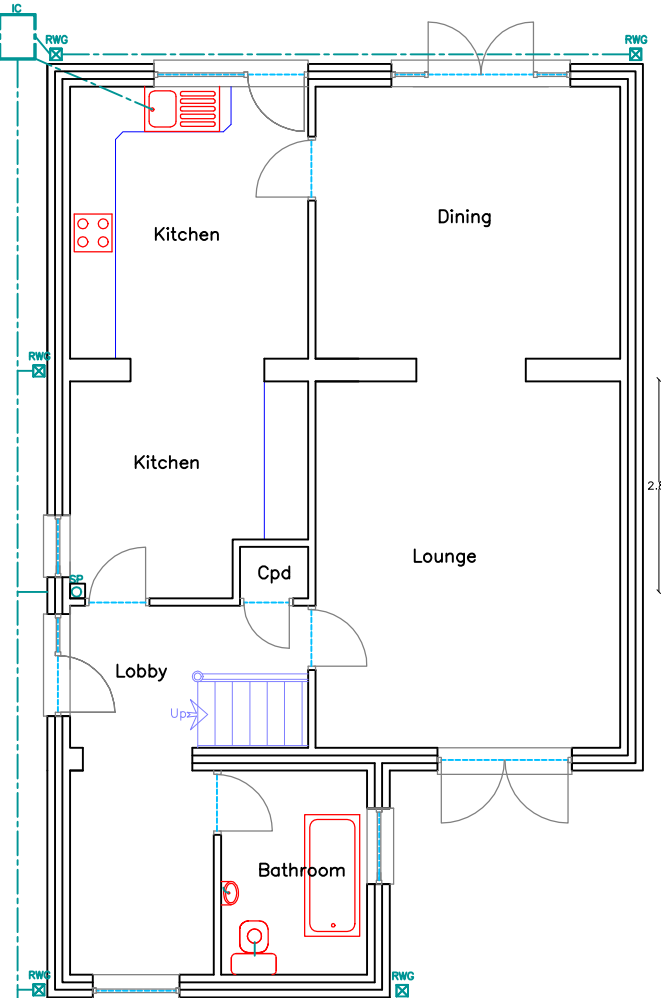
Proposed Rear Elevation
1:100



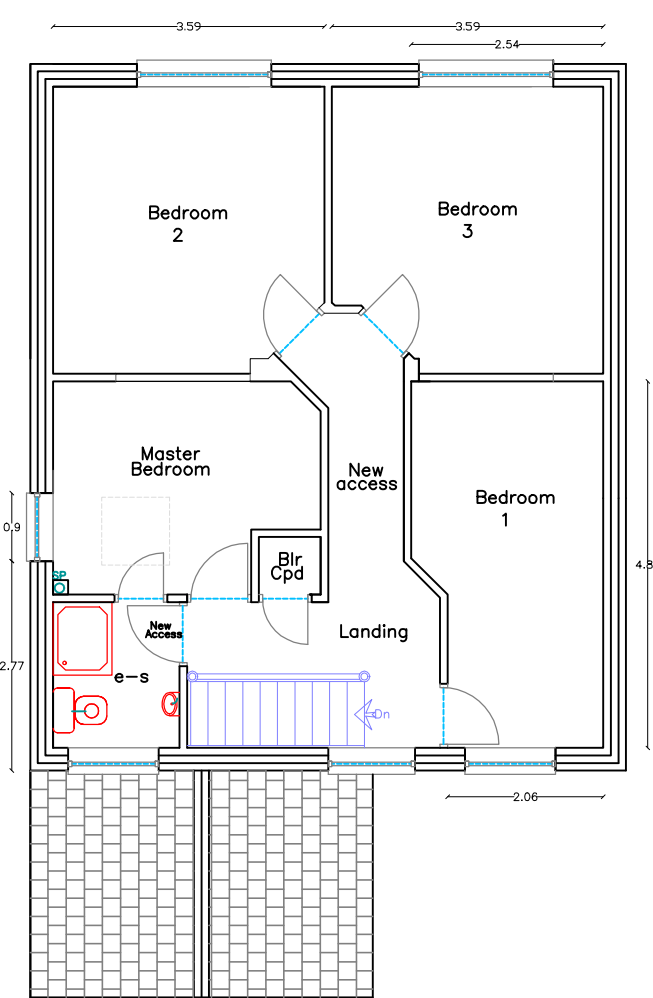
Proposed Side Elevation
1:100



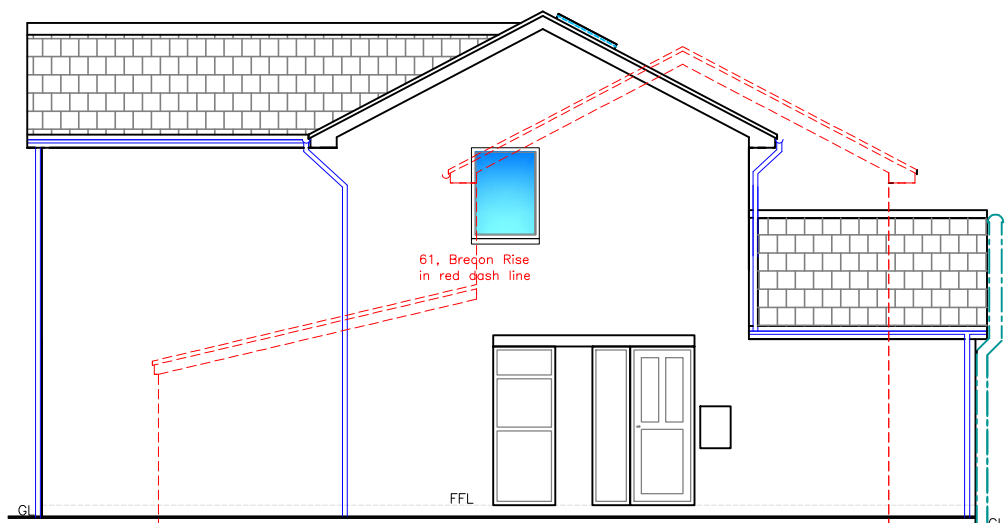
Proposed Side Elevation
1:100



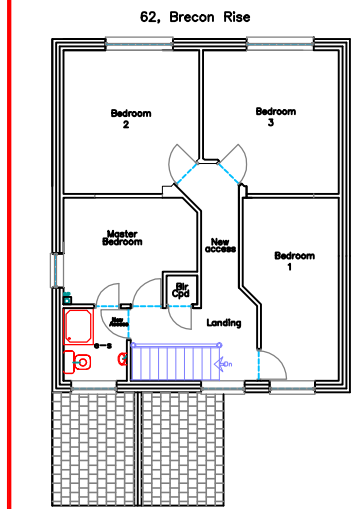
Proposed Ground Floor Plan
No Change 1:100



Proposed First Floor Plan
1:100



Proposed Side Elevation
1:100



Proposed Site Plan
1:200

Maintenance.

Planting of 3 sq m of native wildflower to be undertaken in first planting season November to March 2026-2027 following the implementation of the development. To be placed at centrally in rear garden.
Native wild flowers will be watered as necessary during periods of dry weather.
Any losses of the enhancement features within a 5 year period must be replaced.
For new planting maintenance will be undertaken at regular intervals during the growing season April to September during the 5 year establishment phase. Any dead or dying plants will be replaced the following planting season [November to March] each year of the 5 year establishment phase.

Emorsgate EM2F Standard General Purpose Wild Flowers
Species – Yarrow, common knapweed, wild carrot, lady's bedstraw, field scabious, oxeye daisy, musk mallow, ribwort plantain, salad burnett, cowslip, meadow buttercup, yellow rattle, baller campion.
Management of these enhancements will be carried out by the householder for the long-term (in perpetuity).

<https://wildseed.co.uk/product/mixtures/wild-flower-only-mixtures/standard-general-purpose-wild-flowers>

GRASSLAND AND WILDFLOWER AREAS

Establishment Phase (Years 0-2)

1. Seed Selection

Use only native species seeds of local (if not Welsh provenance) will be used to maintain regional genetic diversity and support native wildlife.
See Appendix II for a list of producers:

2. Ground Preparation

Ground with low fertility and without perennial weeds will be used.
Any weeds that are present will be removed from the area using repeated cultivation.
The surface vegetation will be buried and the soil raked and then rolled or treaded to produce a firm surface.

3. Sowing

Seed will be sown by hand in autumn or spring.
The seed quantity will be split into two or more parts to avoid running out and ensure an even distribution.
The seed will be rolled or treaded in to give good soil to seed contact.

4. First Year Management

After sowing there will be a flush of annual weeds arising from the soil seed bank. This may look unsightly but will provide shelter for the sown seedlings and a resource for invertebrates. The weeds will be cut, removed and composted in early August.
The young wildflower area will then be kept short by mowing until March of the following year.
Any remaining perennial weeds such as docks will be dug out.

5. Management once established (2-25 years)

In the second and subsequent years the area will be managed using traditional meadow management methods.
The wildflower area will not be cut from spring through to early August to give the sown species an opportunity to flower and go to seed.

In early August the area will be cut to a height of approximately 50mm and the cuttings left to dry and shed seed for up to a week. The cuttings will then be removed from the site to prevent nutrient build-up.

The re-growth can then be mowed before winter (optional) to a height of approximately 50mm and again in spring if needed (again, optional). Cuttings will be removed to prevent nutrient build up.
Introduce Yellow Rattle in the Autumn to reduce grass dominance and promote wildflower diversity.
Rotate some uncut areas to create structural diversity.

6. Monitoring

Track species emergence and adjust management accordingly.
Introduce additional species via plug planting or green hay if needed.
Tips for Success

Patience is key: Meadows take years to mature and stabilize.
Avoid over-management: Let natural processes shape the community.
Engage with local experts: Wildlife Trusts and Natural Resources Wales offer guidance and support.

Seasonal Management Calendar (once established)

Utopia Design Architectural Services			
Building Planning Application Support Paul Thomas: BSc (Hons) Tel: 01685 559230, Mob: 07908 725065			
Issued Only for Purpose Indicated Drawing Status: FOR PLANNING/BUILD CONTROL PURPOSES ONLY			
Address 62, Brecon Rise Pant, Dowlais Merthyr Tydfil CF48 2EE			
Project Proposed First Floor Rear Extension with Alterations			
Drawn by PT	Paper A2	Date JUNE 26	Scale 1:200 1:100
Title Proposed Plans, Elevations and Section Details		Drwg No Brec Rise 62 PRPSD 02B	