

INTERNAL MEMORANDUM

To	Mel Ferreira
From	Matt Davies
Memo #	1
Date	17/06/2026
Previous memo date	-
Application:	P/26/0100 Discharge conditions 3 (boundary treatments), 4 (scheme for landscaping), 6 (detailed lighting scheme), 7 (materials for driveway) and 8 (structural calcs and details of retaining wall) of planning permission P/25/0167 Land At Six Bells, Heolgerrig, Merthyr Tydfil

PLANNING CONDITION # 4 for P/25/0167

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for landscaping in the form of a Green Infrastructure Statement and a Long-term Landscaping, Habitat, Management, Maintenance and Monitoring Plan. The scheme shall include the following:

- Tree planting (which can be in the form of a native species hedgerow, ideally located along the boundaries of the site, avoiding the culvert easement area;
- The provision of a wildflower/grassland area (which could be provided within the northwestern corner of the site);
- The provision of enhancement measures (i.e. installation of bird and bat boxes on the property);
- Details of the maintenance, management and monitoring of such features, and;
- Timescale for their implementation.

The development shall be carried out in accordance with the approved details and prior to the occupation of the dwelling and retained in perpetuity thereafter.

Reason - To ensure that the new development will be visually attractive and to secure a net benefit for biodiversity in accordance with Policies SW11 and EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

PLANNING CONDITION # 5 for P/25/0167

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and biodiversity and to accord with Policies SW11 and EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

PLANNING CONDITION # 6 for P/25/0167

No external lighting shall be installed, until a detailed lighting scheme has first been submitted to and approved in writing by the local planning authority. The lighting scheme shall demonstrate that dark corridors for bat foraging/commuting will be maintained and that the access points to bat boxes remain unilluminated. The lighting scheme shall be carried out in accordance with the approved details.

Reason - To protect the natural environment and important habitat in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

DOCUMENTS SUBMITTED IN SUPPORT OF P/26/0100 (all received on 07/05/2026)

1	Response to LPA & Ecology Department, Version 1.1 <i>prepared by</i> Mr Nicholas Meaney. Dated: 08/10/25
2	Addendum to Response to Ecology Department NBB Interpretation, Version 1.0 <i>prepared by</i> Mr Nicholas Meaney. Dated: 14/11/25
3	Land at Six Bells Estate, Heolgerrig, Merthyr Tydfil. Preliminary Ecological Appraisal 2025 <i>prepared by</i> East Ecology <i>on behalf of</i> Mr Nicholas Simon Meaney. V1.3 Dated: 24/09/2025
4	Land at Six Bells Estate, Heolgerrig, Merthyr Tydfil. Green Infrastructure Statement 2025 <i>prepared by</i> East Ecology <i>on behalf of</i> Mr Nicholas Simon Meaney. Dated: 24/09/2025
5	Condition 4 Removal, Version 1.2 <i>prepared by</i> Mr Nicholas Meaney. Dated: 08/10/25
6	Land Near Six Bells, Heolgerrig, Merthyr Tydfil. Lighting plans & finished [sic], Rev A. Drawing No. SB-13 prepared by Indigo 3d Design. Dated: 04/04/2025

REQUIREMENTS AND COMMENTS

PLANNING CONDITION # 4 for P/25/0167

Documents 1-4 were documents previously submitted in support of Application Number P/25/0167. These documents were therefore previously considered under P/25/0167, which led to the inclusion of Condition #4 within the permission.

Document 5, titled *Condition #4 Removal*, has been submitted in support of P/26/0100. Comments below:

Document 5 partly refers to information submitted within Documents 1-4 (as mentioned, previously considered as part of P/25/0167). However, there is additional information regarding the proposed permaculture garden. Whilst there will be knock-on benefits for native species (e.g., provision of nectar or pollen to support some pollinators) from the approach as outlined, the species themselves are not native (PPW12 favours the use of native species). Native flora better supports local native fauna, one example being that many invertebrate species are only able to feed on specific native plants. NB The native species measures set out in Condition #4 would align with the principles of permaculture providing food, shelter, breeding sites and ecological benefits within the overall permaculture garden design, creating and contributing to a self-sustaining system. In terms of discharge, the permaculture garden measures alone do not fulfil the criteria of and wording within Condition #4.

Documents 5 and 6 provide some information regarding the enhancement measures (i.e., installation of bird and bat boxes on the property), so this satisfies one element of Condition #4.

As alluded to, Documents 1-5 do not provide the other information as set out in Condition #4 (see above for details).

To discharge Condition #4, this information is required.

PLANNING CONDITION # 6 for P/25/0167

Document 5 is acceptable and so the Condition can be discharged. The onsite lighting will be installed only in accordance with these approved details.