

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 2
Date of previous memo: 08/01/2025
Date: 15/08/2025

SUBJECT: P/24/0280 | First floor rear extension | 12 Glyncoed Terrace Tramroad Side South Twynyrodyn CF47 0UB

DOCUMENTS SUBMITTED IN SUPPORT OF THIS APPLICATION

1. 12 Glyncoed Terrace, Tramroadside South, Twynyrodyn. Bat Survey (Including) Birds Issue 1, Version B *prepared by* BE Ecological Ltd. Issue 1. Revision B. Date: 13/08/2025.
2. Proposed First Floor Rear Extension, 12 Glyncoed Terrace, Merthyr Tydfil, CF47 0UB. Proposed Plans and Elevations drawing *prepared by* K.J. Lloyd (Chartered Architect). Drawing number: 02. Dated: Dec 2024.

COMMENTS

Drawing 1.3 of Document 1 shows the proposed drawing/plan/elevations (Document 2).

This drawing shows a bat box, but no bird box. In addition, the drawing is marked up with a surface-mounted bat box model.

Both the bat and the bird box must be of an integrated design as set out on page 14 of Document 1 and both must be included on the drawings/plans/elevations.

Please can Document 2 be amended and the amended document then included in Document 1?

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 \(gov.wales\)](#)

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>