

INTERNAL MEMORANDUM

To	Rebecca Owens
From	Matt Davies
Memo #	1
Date	28/07/2026
Previous memo date	-
Application:	P/26/0171 Two storey rear extension incorporating a rear dormer 1 Milbourne Close Twynyrodyn Merthyr Tydfil CF47 0UH

SITE DESCRIPTION

Residential dwelling strongly linked, via garden habitats to valuable nearby habitat (e.g., woodland, grassland).

PROPOSED WORKS AND POTENTIAL IMPACTS

Proposed works	Works likely to impact protected species (if present)
Two-storey extension	Yes, roosting bats and nesting birds

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

✓ Sites of Importance for Nature Conservation (SINC)	1x – Afon Taf (c.241m)
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PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

<i>Species / Species Group</i>	<i>Closest record(s)</i>
✓ Birds (including Schedule 1 ¹ and Section 7 ² species);	Brambling, bullfinch, chaffinch, coal tit, goldcrest, greenfinch, grey heron, house sparrow, magpie, marsh tit, starling (c.154m)
✓ Fish (including Section 7 ² species);	Brown trout (c.404m)
✓ Invertebrates (including Section 7 ² species)	Red wasp (c.132m)
✓ Marsh fritillary butterfly (Section 7 ² species);	(c.1081m)
✓ Mammals	
✓ Bats (European protected species ³ + some Section 7 ² species);	Closest record – roost for Unidentified pipistelle species (c.81m)
✓ Otter (European protected species ³ + Section 7 ² species);	(c.389m)
✓ Dormouse (European protected species ³ + Section 7 ² species);	(c.1347m)
✓ Hedgehog (Section 7 ² species);	(c.192m)
✓ Badger;	(c.482m)
✓ Weasel;	(c.482m)

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

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

REQUIREMENTS AND COMMENTS		
Survey work?	YES	A Preliminary Roost Assessment (PRA) for bats and nesting birds of the site (undertaken by a suitably qualified and experienced ecologist) is required. This must provide sufficient information for the local planning authority to assess any potential adverse impacts of the proposed development on priority and protected species and/or habitats, or to identify what further information is required before a full assessment is possible. The results of the PRA will be used to inform whether further surveys are required, or to establish the need for and extent of any mitigation and compensation measures required as part of the proposed development. A BARB+ data search is required from SEWBRcC.
Enhancement	YES	There will need to be enhancement of the site in line with the Environment (Wales) Act 2016.
Planning Policy Wales 12 (Chapter 6)	YES	The main elements of the policy (that are or may be relevant to this application) are as follows: ○ <i>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.</i> ○ <i>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.</i> For further information, see here - Planning Policy Wales - Edition 12 (gov.wales)

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION	
1	1 Milbourne Close, Twynyrodyn, Merthyr Tydfil. CF47 0UH. GREEN INFRASTRUCTURE STATEMENT & BIODIVERSITY ENHANCEMENT SCHEME FORM, <i>completed</i> by Phillip Harris. The document is undated but was received 28/07/2026.

COMMENTS REGARDING DOCUMENT 1	
1	This document will be reviewed following receipt of the results of the PRA.