

INTERNAL MEMORANDUM

To: Kate Glover
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 2
Date of previous memo: 09/01/2024
Date: 31/01/2025

SUBJECT: P/23/0293 | Demolition of industrial buildings and erection of 20 no. dwelling houses (C3 use) | Phelps Roofing And Garage Bryntaf Aberfan Merthyr Tydfil CF48 4PJ

Ecological reports and documents submitted in support of the above application:

1. Preliminary Ecological Appraisal. Bryntaf Garage. Sylvan Ecology (for JT Planning). Document number J M050- PEA Report-V1.1. Issue date **15/10/21**.
2. Protected Species Report. Bryntaf Garage. Sylvan Ecology (for JT Planning). Document number M050- Eco Report-V1.1. Issue date **15/10/21**.
3. Bryntaf Garage. Technical Note (Walkover Inspection) *prepared by* Sylvan Ecology. Dated: 29 January 2025.

COMMENTS

NB the survey information within Documents 1 and 2 (including biological data) is out-of-date and requires updating prior to determination.

Document 3 confirms that conditions onsite have not significantly changed since the survey work was undertaken in 2021. This is sufficient information regarding Document 1 and means the recommendations as set out within this report are valid.

However, the bat dusk emergence surveys undertaken in 2021 (as set out in Document 2) are out of date and must be repeated. The results of the dusk emergence surveys will be required prior to determination of this planning application. NB bat survey work cannot be conditioned.

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*
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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 \(gov.wales\)](#)
