

INTERNAL MEMORANDUM

To	Rebecca Owens
From	Matt Davies
Memo #	1
Date	21/05/2026
Previous memo date	-
Application:	P/26/0106 Discharge of Conditions 3 (pond enhancement), 4 (landscaping) 6 (retaining works) and 8 (surface water) of planning permission P/25/0264 Y Goedwig Cardiff Road Treharris CF46 5NB

CONDITIONS - PLANNING PERMISSION P/25/0264

3	<i>Prior to first occupation of the annexe hereby approved, details of the proposed pond together with a timescale for its provision, shall be submitted to and approved in writing by the Local Planning Authority. The pond shall be carried out in accordance with the approved details and retained in perpetuity thereafter.</i>
4	<i>Prior to first occupation of the annexe hereby approved, a scheme of landscaping, shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the proposed wildflower area, planting beds, hedgerow and new trees illustrated on drawing number PL01. The scheme shall also include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development. 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 annexe 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.</i>

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1	Y Goedwig, Cardiff Road – Annexe. Detailed Soft Landscaping Proposals. Drawing Number: TDA.3162.02(A) <i>prepared by</i> TDA Environment Landscape Design. Dated: May 2026.
2	Proposed Annexe – Y Goedwig, Cardiff Road. Landscape Specification & Management Plan <i>prepared by</i> TDA Environment Landscape Design. Dated: May 2026.
3	Y Goedwig, Cardiff Road, Treharris, CF46 5NQ. Existing Drainage Plan. Drawing Numbers: 504. Rev: 01. Prepared by Lutra Consultancy. Dated: 22/04/2024.

REQUIREMENTS AND COMMENTS

1	All species (apart from the fruit trees) must be native species or local (if not Welsh or UK) provenance. Amendments are therefore required to the Pond Planting and the Bio-Retention Planting. NB the pond planting has only x3 species. This would be an opportunity to increase on-site biodiversity, therefore more species should be used, not only within the water, but also in marginal zones.
2	Use of herbicides is not acceptable – all references to glyphosate will be removed. As above, amendments will be required to the species list for the Bio-Retention Planting areas.
3	Again, the references to species will need amendment with native species being used throughout.

General	• There is no timescale for the provision of the pond planting (as referred to in Condition 3). • There doesn't appear to be a hedgerow included (as referred to in Condition 4). • The scheme must also include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development (as referred to in Condition 4).
---------	--