

# INTERNAL MEMORANDUM

To: Gareth Davies  
From: Matt Davies (Ecologist)  
Ext: 5278

Memo number: 1

Date of previous memo: -

Date: 25/02/2026

**SUBJECT: P/26/0029 | Change of use and siting of 52 no storage containers | Plot 4 Oakland Business Park Bogey Road Mountain Hare Merthyr Tydfil CF48 4AP.**

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## *SITE DESCRIPTION*

Business Park storage area close to valuable habitat (for example, agricultural fields, other grassland, scrub, woodland pockets, pond habitat) for a range of protected species (for example, invertebrates, birds, bats).

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## *DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE*

- ✓ Sites of Importance for Nature Conservation (SINC) - x2 (closest, Glynmill, c.210m from site);
- ✓ Ancient Semi Natural Woodland (ASNW) - x1;
- ✓ Restored Ancient Woodland Site (RAWS) - x1;

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## *PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE*

- ✓ Birds (including Schedule 1<sup>1</sup> and Section 7<sup>2</sup> species);
- ✓ Invertebrates (including Section 7<sup>2</sup> species)
- ✓ Mammals
  - ✓ Bats (European protected species<sup>3</sup>; some Section 7<sup>2</sup> species) - closest roost record for unidentified bat species, c.190m from site);
  - ✓ Otter (European protected species<sup>3</sup>; Section 7<sup>2</sup> species);
  - ✓ Hedgehog (Section 7<sup>2</sup> species);
  - ✓ Brown hare (Section 7<sup>2</sup> species);
- ✓ Amphibians
  - ✓ Great crested newt (European protected species<sup>3</sup>; Section 7 species) - closest record c.348m from site);
  - ✓ Common toad (Section 7<sup>2</sup> species);
- ✓ Vascular plants.

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## *DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION*

1. Plot 4, Oakland Business Park, Bogey Road, Merthyr Tydfil, CF48 4AP. Green Infrastructure Statement prepared by D Vivian Jones, Building Design Services. Dated: January 2026.

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## *REQUIREMENTS + COMMENTS*

No ecological survey work required, however, there will need to be enhancement in line with the Environment (Wales) Act 2016 and Welsh Government Circular 'Securing Biodiversity Enhancements' sent to Heads of planning in October 2019.

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<sup>1</sup> Wildlife & Countryside Act 1981 (as amended)

<sup>2</sup> Environment (Wales) Act 2016

<sup>3</sup> Conservation of Habitats and Species Regulations 2017 (as amended)

Document 1 contains details of x3 sparrow terrace boxes proposed to be erected on the southern elevations of the Green Steel Shipping Containers. Bird boxes must face north or east – this must be amended.

The boxes would be appropriate as enhancement measures. The positions of the boxes must be marked on an appropriate site plan and elevation drawing.

Boxes will be retained and maintained in perpetuity – this must be stated with the documentation.

The above enhancement measures will be a condition of the planning permission if granted.

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.*

PPW12 states that the green infrastructure statement will be proportionate to the scale and nature of the development proposed and will describe “how green infrastructure has been incorporated into the proposal.” There are opportunities to incorporate green infrastructure into the scheme, for example along the top of the bank at the south of the site. The GIS (Document 1) needs amendment along these lines. Suggestions include a hedgerow, a line of trees and/or a wildflower area. All species must be native and of local (if not Welsh or UK) provenance and there must be an accompanying long-term management plan. NB management plans for hedgerows, trees and wildflower areas can be supplied if required.

For further information, see here - [Planning Policy Wales - Edition 12 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12)