

INTERNAL MEMORANDUM

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

Memo number: 2
Date of previous memo: 09/05/2025
Date: 15/07/2025

SUBJECT: P/25/0094 | Outline Planning permission | Land to the rear of 16-24 Chestnut Way, Gurnos, Merthyr Tydfil | Construction of 1 pair of semi-detached houses

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. Land to the rear of 16-24 Chestnut Way, Gurnos, Merthyr Tydfil. Construction of 1 pair of semi-detached houses. Site Assessment Survey *prepared by* Ecological Services Ltd. Date: 10th July 2025.
2. Land to the rear of 16-24 Chestnut Way, Gurnos, Merthyr Tydfil. Construction of 1 pair of semi-detached houses. Green Infrastructure Statement *prepared by* Ecological Services Ltd. Date: 10th July 2025.
3. Rear of 16-24 Chestnut Way, Merthyr Tydfil, CF47 9SB. Proposed Plans *prepared by* Dreamspace Design & Construction. Drawing number: 101 Rev 04. Date drawn: July 2025.
4. Rear of 16-24 Chestnut Way, Merthyr Tydfil, CF47 9SB. Proposed Plans *prepared by* Dreamspace Design & Construction. Drawing number: 104 Rev 01. Date drawn: July 2025.

COMMENTS

Document 2 has summarised the step-wise approach and the DECCA framework but does not describe how they relate to the specific application site. Can this information please be added?

Documents 1-4 are otherwise acceptable.

CONDITIONS

1. No development shall take place (including ground works, vegetation clearance) until a detailed long-term (at least 25yr) landscape/habitat establishment, maintenance, management and monitoring plan has been submitted to and approved in writing by the local planning authority. All species will native and of local (if not Welsh) provenance. For further information regarding the content of the management plan please refer to Planning Policy Wales - Edition 12.
2. Evidence that ecological measures have been installed, created, implemented etc will be required on completion of the development. This includes the following:
 - a. *Integrated* swift boxes
 - b. *Integrated* bat boxes
 - c. Native tree and native hedgerow planting
 - d. Native species-rich lawn turf
 - e. Gap or gaps under fencing for the free passage of hedgehog across the site

This evidence must be submitted to and approved in writing by the local planning authority.

3. 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 (see below) and any updates to these documents or further guidance regarding lighting that may be published subsequently.

- 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>