

INTERNAL MEMORANDUM

To	Rebecca Owens
From	Matt Davies
Memo #	1
Date	02/07/2026
Previous memo date	-
Application:	P/26/0138 Demolish existing conservatory and construct a single storey side and rear extensions Ffostyll 18 The Hawthorns Pant Merthyr Tydfil CF48 2EJ

SITE DESCRIPTION

Detached bungalow. Nearby habitat, e.g., garden habitats, trees, grassland suitable for protected species.

PROPOSED WORKS AND POTENTIAL IMPACTS

Proposed works	Works likely to impact protected species (if present)
Demolish existing conservatory and construct a single storey side and rear extensions	Yes, roosting bats and nesting birds

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

✓ Sites of Importance for Nature Conservation (SINC)	1x, Blaenmorlais (c.185m)
✓ Within a Buglife B-Lines Area	

RELEVANT 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);	Grey heron, rook, chaffinch, lesser black-backed gull, red kite, coal tit, magpie, dunnock, bullfinch, starling (c.89m)
✓ Mammals	
✓ Bats (European protected species ³ + some Section 7 ² species);	Daubenton's bat (c.230m) – roost record Brown long-eared bat (c.230m) – roost record Lesser horseshoe bat (c.230m) – roost record
✓ Hedgehog (Section 7 ² species);	(c.420m)

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1	GREEN INFRASTRUCTURE STATEMENT & BIODIVERSITY ENHANCEMENT SCHEME FORM, <i>prepared by</i> Phillip Harris. Dated: 17/06/2026.
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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 SEWBrEC.
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: - o <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> - o <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)
Document 1 (GIS)		Document 1 proposes 3x bat boxes and 3x bird boxes. One of each will suffice. Please amend. NB bird boxes should be positioned on a northern or eastern elevation to avoid overheating. The boxes must be marked on any relevant architect drawings, plans and elevations. The boxes should not be illuminated and there must be dark routes to allow functional access for bats and birds. The boxes will be sufficient as enhancement measures. A timetable for the addition of the boxes will also be required. A Green Infrastructure Statement (GIS) is aimed at describing how Green Infrastructure will be incorporated into a proposed development scheme. There is ample scope/opportunity to include some GI into this scheme on this site, for example a small native species tree could be added, or an area of wildflowers. A long-term management plan will be also required for submission. These can be supplied, e.g., for small trees and wildflower areas upon request.

	An updated GIS will be required, which should also consider the results of the PRA (as outlined above).
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