

INTERNAL MEMORANDUM

To	Rebecca Owens
From	Matt Davies
Memo #	1
Date	03/07/2026
Previous memo date	-
Application:	P/26/0140 Side extension with rear dormer, extension to existing rear dormer and other alterations 21 Shirley Drive Heolgerrig Merthyr Tydfil CF48 1SE

SITE DESCRIPTION

Residential semi-detached dwelling adjacent to habitats (e.g., garden habitat, trees, scrub, woodland blocks, grassland) valuable for protected species.

PROPOSED WORKS AND POTENTIAL IMPACTS

Proposed works	Works likely to impact protected species (if present)
Side extension impinging on existing roofline/gable.	Yes, roosting bats and nesting birds.

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

✓ Site of Special Scientific Interest (SSSI)	1x, Cwm Glo a Glyndyrys (c.268m)
✓ Sites of Importance for Nature Conservation (SINC)	1x, Cwm Glo (c.268m)
✓ Ancient Semi Natural Woodland (ASNW)	1x
✓ NRW Priority Area (Heathland + Grassland)	1x
✓ Within a Buglife B-Lines Area	

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 (c.102m)
✓ Fungi + Slime Moulds (including Section 7 ² species);	Mealy pinkgill, crimson waxcap, dark-purple earthtongue (c.310m)
✓ Invertebrates (including Section 7 ² species)	Small blue (c.511m)
✓ Marsh fritillary butterfly (Section 7 ² species);	(c.279m)
✓ Mammals	
✓ Bats (European protected species ³ + some Section 7 ² species);	Unidentified bat species (c.XXXm)
✓ Hedgehog (Section 7 ² species);	(c.511m)
✓ Harvest mouse (Section 7 ² species);	(c.720m)
✓ Badger;	(c.653m)

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

³ Conservation of Habitats and Species Regulations 2017 (as amended)

✓ Water vole;	(c.565m)
✓ Reptiles (Section 7 ² species);	Common lizard (c.720m)
✓ Amphibians	
✓ Great crested newt (European protected species ³ + Section 7 species);	(c.283m)
✓ Vascular plants (including Section 7 ² species).	English sticky eyebright (c.344m)

REQUIREMENTS AND COMMENTS

Survey work?	YES	A Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite building (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 and Welsh Government Circular 'Securing Biodiversity Enhancements' sent to Heads of planning in October 2019.
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: ○ <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> ○ <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)