

INTERNAL MEMORANDUM

To: Kate Glover
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 09/02/2026

SUBJECT: P/26/0011 | Non material amendment to planning permission P/19/0073 for adjustments to the chalet position, elevation design (position of windows and doors), changes to the internal floor layout and use of external materials. The addition of an ancillary free-standing bike lockers. Minor changes to layout around chalets including repositioning of pathways and to allow access to bike lockers. | Gethin Woodland Centre A470 Pentrebach To Rhydycar Northbound Abercanaid Merthyr Tydfil CF48 1YZ

ECOLOGICAL DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. Bike Park Wales, Gethin Woodland Centre, Abercanaid, Merthyr Tydfil, CF48 1YZ. WWE25107 PEA – Preliminary Ecological Appraisal *prepared by* Wildwood Ecology Ltd. Dated 09/12/2025.
2. Land at Bike Park Wales, Merthyr Tydfil. Ecological Impact Assessment Report *prepared by* Wildwood Ecology Ltd. WWE22067 ECIA REV D. Dated 27/13/2023.

COMMENTS

The 2025 PEA report (Document 1) has been submitted in support of Planning Application P/26/0011 as an update to the 2023 EcIA report (Document 2), which has been re-submitted.

Provision of the PEA update is appropriate and welcomed but should be written in the context of the non-material amendment (NMA) changes. The conclusion of Document 1 is that “*The site was not considered to have changed materially since previous surveys were undertaken on the site, and therefore any previously written reports by Wildwood Ecology regarding the proposed development are considered to continue to be accurate in their content and recommendations.*” But will the adjustments and additions create any additional impacts or maybe change the nature of the impacts on the ecology of the site? Additionally, will the adjustments and additions of the NMA have any bearing on the information contained in any other relevant ecological documents previously submitted in support of the scheme (e.g., Habitat Management Plan, Wildlife Protection Plan, Woodland Management Plan, Reptile Mitigation Strategy etc). If so, these will need to be amended and re-submitted.