

INTERNAL MEMORANDUM

To: Kate Glover
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1
Date of previous memo: -
Date: 04/02/2026

SUBJECT: P/26/0005 | Outline application for up to two dwellings (all matters reserved) | 21 Winch Fawr Park Heolgerrig Merthyr Tydfil CF48 1TL

SITE DESCRIPTION

The site consists of an area of highly managed grassland within a residential area and is bounded on two sides (NE and SE) by a brick wall. The remaining boundaries are made up of hedgerow and shrub. Nearby areas of scrub and grassland connect the onsite vegetation to the wider environment (e.g., woodland, grassland, heathland, bracken, standing water).

PROPOSED WORKS AND POTENTIAL IMPACTS

See table below.

Proposed works	Works likely to impact protected species (if present)
Construction of up to two dwellings with associated parking involving the removal of managed grassland and possibly some shrubs or small trees	Loss of grassland, possible direct impacts on hedgerow, shrubs and small trees and indirect impacts in relation to, e.g., lighting.

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

- ✓ Site of Special Scientific Interest (SSSI): Cwm Glo a Glyndyrys (c.262m)
- ✓ Sites of Importance for Nature Conservation (SINC): closest, Cwm Glo (c.262m)
- ✓ Ancient Semi Natural Woodland (ASNW): x1
- ✓ NRW Priority Area (Heathland + Grassland): x1
- ✓ Within a Buglife B-Lines Area

PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

- ✓ Birds (including Schedule 1¹ and Section 7² species);
- ✓ Fungi + Slime Moulds (including Section 7² species);
- ✓ Invertebrates (including Section 7² species)
 - ✓ Marsh fritillary butterfly (Section 7² species), closest record c.233m from site;
- ✓ Mammals
 - ✓ Bats (European protected species³; some Section 7² species) - closest roost record for lesser horseshoe bat, c.1760m from site);
 - ✓ Hedgehog (Section 7² species);
 - ✓ Harvest mouse (Section 7² species);
 - ✓ Badger
 - ✓ Water vole;
- ✓ Reptiles (Section 7² species);

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

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

✓ Amphibians

- ✓ Great crested newt (European protected species³; Section 7 species) - closest record c.184m from site);

✓ Vascular plants (including Section 7² species).

REQUIREMENTS

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.

As this is an OUTLINE application and so the enhancements can be secured by condition.

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.*
- *PROTECTION FOR SITES OF SPECIAL SCIENTIFIC INTEREST: strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape'. Other development is considered unacceptable as a matter of principle. Exceptionally, a planned approach may be appropriate where necessary safeguards can be secured through a development plan*
- *TREES AND WOODLANDS: closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.*

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

Again, as this is an OUTLINE application – the following will be required:

- an OUTLINE Green Infrastructure Assessment (GIS) setting out broad principles, with the following further information secured by planning condition – a detailed GIS, informed by a detailed long-term landscaping plan both provided at the reserved matters stage