

INTERNAL MEMORANDUM

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

Memo number: 2
Date of previous memo: 25/03/2026
Date: 28/07/2026

SUBJECT: P/26/0057 | Creation of a new entrance on the northern elevation, together with replacement sash windows, installation of new external timber doors and renovation of the rendered elevations. Refurbishment of the basement level, including waterproofing of walls and floor, installation of new floor slabs and associated reconfiguration of the internal spaces and installation of a moveable acoustic wall/screen. | Canolfan Soar Pontmorlais High Street Merthyr Tydfil CF47 8UB

SITE DESCRIPTION

The Canolfan Soar is a three-storey building close to a wooded stream corridor and parkland with woodland and grassland habitats (suitable for a range of protected species).

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. Canolfan Soar, Pontmorlais, Merthyr Tydfil, CF47 8UB. Preliminary Roost Assessment (PRA) Report, Issue 1, Version A, *prepared by* BE Ecological Ltd. Dated: 27/07/2026.

COMMENTS

- Section 1.3 *Proposed Development* of Document 1 (page 5) rules out the consideration of any external works, limiting the assessment to the internal works in the basement only.

This is not strictly correct as the planning application includes the replacement of sash windows, which would be external works and was one of the main reason the PRA was required (as explained in my e-mail of Wed 01/04/2026 (@09:24).

Notwithstanding the above, the external survey results state that the window and door openings throughout were tightly fitted, with no gaps at the frames, reveals or cills.

- Section 6.2 *Birds* (page 8) states that the sparrow terrace will be installed on the western or northern elevation. Bird boxes must be erected on northern or eastern elevations – reference to the western elevation should be removed.
- The bat and bird boxes must be clearly marked on all relevant architect plans, drawings and elevations. There must be a statement that the boxes will be maintained and managed in perpetuity and who will be responsible. There must also be a timetable for their installation and a compliance e-mail with evidence that the box installation has been completed.
- 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.*

For further information, see here - [Planning Policy Wales - Edition 12 \(gov.wales\)](#)