

1 INTRODUCTION

This technical note concerns the subject Land at Hafod, Dowlais and the planning application on behalf of Merthyr Motor Auctions (MMA) in order to facilitate a change in the route of the underground Surface Water Sewer discharge pipe owing to a clash with recently moved DCWW apparatus to the west.

The application site, edged red on figure 1 dovetails with the already approved application ref: P/21/0364 for provision of staff and customer car parking on a parcel of land circa 850 sq m (operational area).

Note the new route of the SWS pipe is agreed by DCWW and MTCBC SAB officers (Jan 2025).

This is a very small application to move the proposed pipe eastward to avoid a clash with the apparatus, the new stretch of pipe extends to circa 35m yet note this is instead and not in addition to the original route.

Advice is taken from BE Ecological Ltd, Suite 2 Rabart House, Pontsarn Road, Merthyr Tydfil, Wales, CF48 2SR and Haire Landscape Consultants Ltd, Upper Brechfa, Llandefalle, Brecon, Powys, LD3 0NG. Both have been instrumental in the evolution of the submitted scheme.

2 ASSESSMENT AGAINST POLICY –PLANNING POLICY WALES: STEPWISE APPROACH AND GREEN INFRASTRUCTURE STATEMENT

In October 2023, ahead of PPW12 being published, the new Chapter 6 came into force with immediate effect. Net benefit must be secured via planning applications using the step-wise approach, including the acknowledgement of off-site compensation measures and the need to consider enhancement and long-term management. Green Infrastructure Statements will be used to demonstrate the step wise approach.

The following information will be used in order to show compliance with policy.

3 PROPOSED DEVELOPMENT

Underground SWS pipe to be laid under grassland and small section of tarmac path.

All land will be returned to original state once the pipe has been laid (mix of tarmac and grassland).

The proposed off site planting as part of the car park application P/21/0364 will remain unaffected.



4 SITE AND SURROUNDING AREA DESCRIPTION

The site is in an area of land, used as open grass land adjacent to housing and vehicle auctioneers MMA, Pant Rd, Dowlais.

The red line development site boundary shows an area to encompass the SWS pipe of circa 62m in length and circa 4m in width to provide flexibility and access to lay the 225mm pipe.

The site is located between Pant and Dowlais on the northern edge of Merthyr in South Wales.

The site is directly adjacent to the planning permission reference P/21/0364 for an extension to the MMA car parking area for customers and staff. The wider Merthyr Motor Auctions site sits to the south.

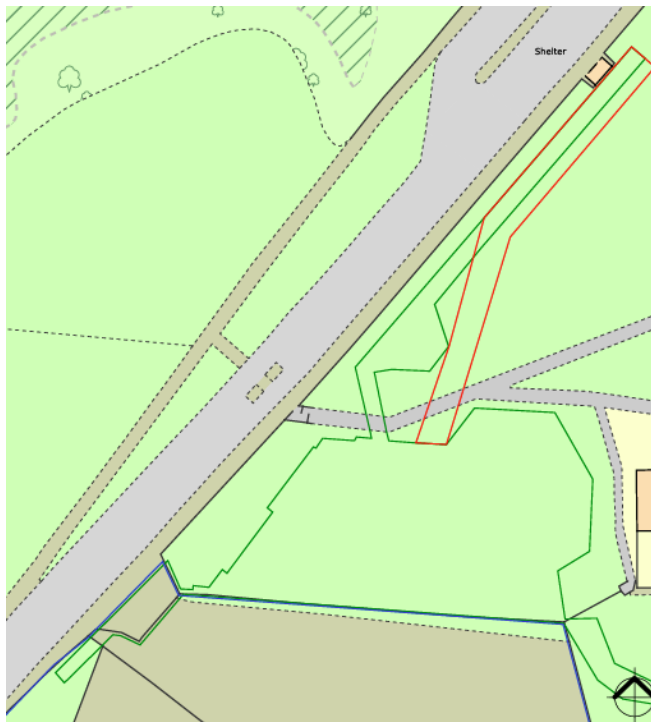
The site is predominately grassland. The grassland is dominated by perennial ryegrass (*Lolium perenne*) and is subject of intensive management in the form of regular mowing which results in a short tight sward.

The site is bounded to the south by the proposed fencing and planting of the approved car park scheme referenced above. The site is unbounded to the north, west and east. There is an area of housing to the east and Pant Road to the West.

The site is located in a wholly urban area, being surrounded to the north, west and south by housing, roads and associated infrastructure. The site itself is not lit; however, streets and houses surrounding the site are constantly lit. The existing MMA site to the south has extremely large floodlights that light the area throughout the night, the extension to the car park has a single lighting column allowing light for individuals to access their vehicles after dark and are conditioned in terms of their timing.

5. DEVELOPMENT PROPOSAL AND IMPACTS

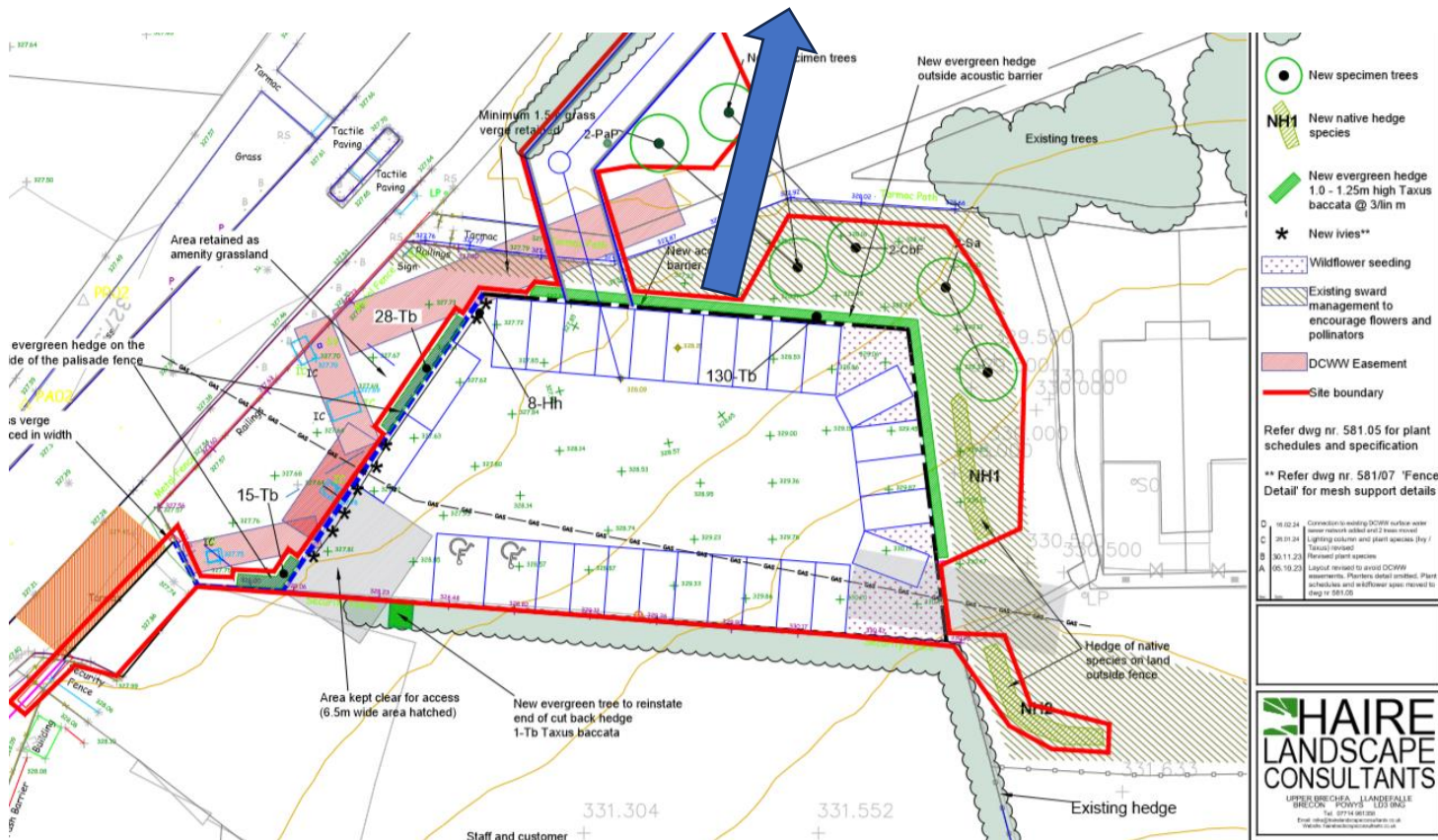
The redline (see indicative extract below) covers an extended area however only a small area within this redline will be excavated for the laying of the 225mm diameter SWS pipe of approximately 62m in length.



Extract showing proposed new route edged red in context with the existing permission.

- Red line shows the extent of the area to which the SWS pipe will be layed outside of the current permission P/21/0364. Note the pipe is only 225mm diameter however the red line has been drawn wider to ensure the route / work to lay is accommodated.
- Green line shows the extent of permission P/21/0364 and land that MMA are in the process of purchasing for the car park area and agreeing easement on for the offsite works including for the original pipe route and the approved planting scheme.
- Blue line shows the existing MMA site

The plan below shows the wider, approved scheme and the off site planting – note the same off site planting will be implemented. The re route of the pipe will create a pipe of the same distance (with the same amount of excavation and return to original grass or tarmac path after the work) yet via a different route. We have added the route of the SWS (blue arrow) on the plan below to show no planting is affected.



Plan of Original approved scheme (addition of blue arrow to show SWS proposed route).

- Temporary loss of vegetation (semi-improved grassland).

6 STEP WISE APPROACH

Step 1- Avoidance

Impacts cannot be avoided on existing habitats due to small size of site and due to the need for the parking area.

Step 2- Minimise

Impacts have been minimised by limiting the development area as far as possible. The amount of grass land dug and

Step 3- Mitigate/Restore

Mitigation will be via appropriate safeguarding method statements to ensure no harm to protected species.

Cautious working will be undertaken when clearing the site to prevent killing or injury to animals (such as hedgehogs)

Step 4- Compensation on site

Provision of Emorsgate EM2 – Standard general purpose meadow mixture Wildflower grass seed to be sown in calm weather between April and October (inclusive). At a rate of 4g/m² on finely cultivated subsoil; spread with 10-15mm layer of compost, worked into the top layer and watered in.

P/21/0364 -Compensation immediately off site:

Given the nature of the car park proposal there is limited scope for on site compensation. Immediately off site, a combination of specimen trees and both native hedge and evergreen hedge, are proposed within the design to compensate for the loss of the 4 trees (plus one damaged tree).

No x 6 high quality specimen trees are proposed.

New evergreen hedge *Taxus baccata*: single row, 3/lin m with a stretch of 55m.

New native hedge NH1 and NH2 in double staggered row is proposed.

The combination of all of the above (see below for summary and overleaf for detail) is considered appropriate in order to compensate for the loss proposed.

Total proposed planting for wider site:

- No 6 x specimen trees (immediately off site)
- No 8 x New climbing ivy plants along proposed palisade
- No x 110 native hedge planting (immediately off site)
- No x 173 evergreen hedging over length of circa 55m (surrounding site)
- 60 sq m of wildflower planting (on site)

7. SPECIES

Tree species have been selected as native. See below planting schedule:

SPECIES Mixed Native Hedge Planting Schedule

Area of bed lin m				10	12	
Number of plants per lin m				5	5	
Number of plants per area				50	60	
Planting area				NH1	NH2	
SPECIES	TYPE	SIZE(min.)	%	NO of PLANTS		TOTAL
Acer campestre	1+1 bare root	600-900mm	5	3	3	6
Corylus avellana	1+1 bare root	600-900mm	23	12	14	25
Crataegus monogyna	1+1 bare root	600-900mm	25	13	15	28
Euonymus europaeus	1+1 bare root	600-900mm	5	3	3	6
Ilex aquifolium	1+1 bare root	2L	5	3	3	6
Prunus spinosa	1+1 bare root	600-900mm	24	12	14	26
Quercus robur	1+2 bare root	600-900mm	5	3	3	6
Viburnum opulus	1+1 bare root	600-900mm	8	4	5	9
Totals			100	50	60	110

Trees, Evergreen Hedge and Climber Planting Schedule

Spacing	ID	No	Latin Name	Scheduled size
TREE	Cb	2	Carpinus betulus	12-14cm, RB
CLIMBER	Hh	8	Hedera helix	2L
TREE	Pa	2	Prunus avium	14-16cm, RB
TREE	Sa	2	Sorbus aucuparia	14-16cm, RB
HEDGE 3/linm	Tb	173	Taxus baccata	80-100cm, RB

Plant	Tree pit size	Backfilling material mixed with:		Stakes	
		Compost	Slow release fertiliser	Overall length of stake	Diameter
Shrub or transplant up to 90cm high	300mm x 300mm x 300mm	5 litres	50g		
Specimen tree	900mm x 900mm x 600mm or larger	100 litres	300g	1.5m (x2)	100mm (with cross bar 50mm x 100mm)

- Carpinus betulus , Prunus avium , Sorbus aucuparia (Sa)
- 5% Acer campestre, 23% Corylus avellana, 25% Crataegus monogyna, 5% Euonymus europaeus, 5% Ilex aquifolium (2L pot), 24% Prunus spinosa, 5% Quercus robur, 8% Viburnum opulus
- Taxus baccata
- Ivies planted beneath fence line, with mesh panels to encourage growth up palisade fence

8. NET BENEFIT FOR BIODIVERSITY

The proposed scheme acknowledges the requirement to achieve a Net Benefit for Biodiversity and from the beginning this has been built into the planning of the project.

The applicant aims to deliver biodiversity enhancements at the local scale by offering the enhancements stated above on the wider site (see P/21/0364). The wider site will be subject to enhancements along with long term appropriate management (see Landscape management plan Ref 581/06 Rev E).

9. CONCLUSION

As result of the ecological measures within this report, it is expected that there will be a demonstrable net benefit for biodiversity as part of the wider scheme. Note this change in the pipe line REPLACES the original route.

The vegetated habitats to be impacted have been identified as being of relatively low value, with impacts adequately mitigated on and off-site and net gain being achieved within the site and adjacent land by reference to approved P/21/0364.

All habitats are to be retained/created/enhanced on site, as well as and will be subject to a long management for the foreseeable future.

All land will be re-surfaced as per existing (mix of grassland and small area of tarmac, where appropriate).

Should further information be required please, in the first instance, do not hesitate to contact Anna Cheney, Herbert R Thomas Ltd on Email: annacheney@hrt.uk.com or M:07725041308