

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 2
Date of previous memo: 26/11/2025
Date: 11/05/2026

SUBJECT: P/25/0306 | Discharge of conditions 3 (Site investigation - land stability), 4 (signed statement), 9 (Land contamination), 13 Biodiversity enhancements), 14 Reptile Mitigation Strategy), 16 (Landscaping) and 18 (Material finishes) of planning permission P/22/0018 | Land Off Winchfawr Road (to The North Of Perthddu) Heolgerrig Merthyr Tydfil CF48 1RD

ECOLOGICAL CONDITIONS (RELATED TO P/22/0018)

- 13: Before the dwelling hereby approved is occupied, details of the following, together with a plan(s) showing their exact siting/location(s) shall be submitted to and approved in writing by the local planning authority:
 - An integrated bat box.
 - An integrated sparrow terrace.
 - Gaps in boundaries for the free passage of hedgehogs across the site.
 - A hibernaculum.

All of the above shall be installed/provided in accordance with the approved details before the dwelling is occupied and shall be retained in perpetuity.

- 14: Before any works commence on site a Reptile Mitigation Strategy (RMS) shall be submitted to an approved in writing by the local planning authority. The works shall be carried out in full accordance with the approved RMS.
- 16: No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall clearly identify areas of habitat on site that will be removed and those that will be retained and set out measures for their protection throughout the course of development. It shall also include details for the locations of the wildflower and lawned areas outlined in the Preliminary Ecological Assessment.

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION (P/25/0306)

1. Land East of 22 Winchfawr, Heolgerrig. Reptile Mitigation Plan *prepared by* East Ecology. Revision: V1. Date Issued: 27/03/2024.
2. Land off, Winch Fawr Road, Merthyr Tydfil, CF48 1RD. Proposed Ecolog[sic], Propose Ecolog[sic], Planting & Finishes drawing *prepared by* Indigo 3d Design. Drawing Number: WF-10. Rev No: A. Date: 30/11/2022.

- This document is acceptable.

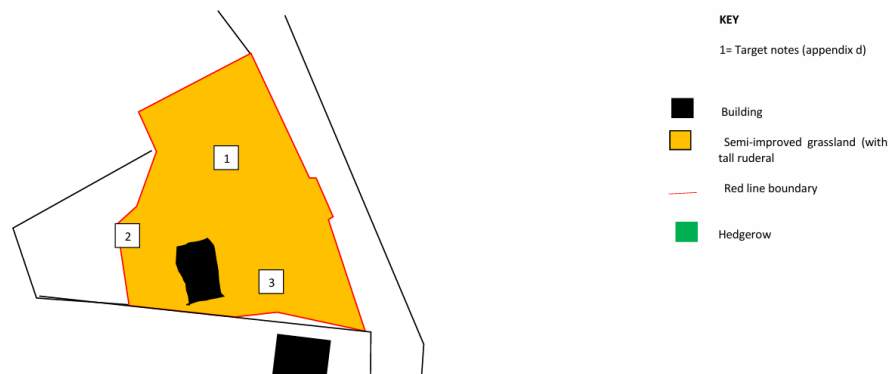
COMMENTS – Document 2

- Condition 16, specifies that the scheme must clearly identify areas of habitat on site that will be removed and those that will be retained and set out measures for their protection throughout the course of development.

As information regarding retained habitat has not been provided, it is assumed that no areas of habitat will be retained.

The onsite habitat pre-development was identified as semi-natural grassland.

APPENDIX C – PHASE 1 MAP



- There needs to be more in the way of compensation for the grassland habitat to be lost. Suggestion – use of grasscrete to replace the permeable block paving, sown with the following seed mix - <https://wildseed.co.uk/product/mixtures/complete-mixtures/special-habitat-mixtures/flowering-lawn-mixture/> (or equivalent).
- The bird box build in model is a sparrow terrace. This should be shown in landscape – to avoid it being integrated into the wall the wrong way around.
- The bat box must be a build-in model, integrated into the house – please amend.
- There should be some separation between the two boxes – something like:

