

INTERNAL MEMORANDUM

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

Memo number: 3

Date of previous memo: 11/05/2026

Date: 12/05/2026

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], Planting & Finishes drawing *prepared by* Indigo 3d Design. Drawing Number: WF-10. Rev No: A. Date: 30/11/2022. **NB the document Rev No and date have not been updated. This is required in order that the correct document is used and referred to.**

3. Land off, Winch Fawr Road, Merthyr Tydfil, CF48 1RD. Long Term Management Plan *prepared by* Indigo 3d Design. Drawing Number: WF-11. Rev No: A. Date: 30/11/2022.
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COMMENTS

The content of Documents 1 and 2 is acceptable and these documents can be included as approved documents on the decision notice (subject to the Rev No and date of Document 2 being updated).

The measures set out in the documents shall be implemented as approved.

Document 3 needs to state:

- that the wildlife integrated wildlife boxes, hedgehog gaps and hibernaculum will be maintained in perpetuity;
- who will be responsible for the maintenance and management of the onsite habitat (plus the integrated wildlife boxes, hedgehog gaps and hibernaculum);
- the funding mechanism to meet the management plan objectives;
- A timetable for implementation of the ecological measures (wildlife boxes, hedgehog gaps and hibernaculum, onsite habitat).