

INTERNAL MEMORANDUM

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

Memo number: 2
Date of previous memo: 28/11/2025
Date: 24/03/2026

SUBJECT: P/25/0322 | Erection of stables, horse walker, horse manege, car park and associated works | Land At Tir Cook Farm Twynygarreg Treharris CF46 5RN

The works included within this application were initially unauthorised works, which have resulted, effectively, in pre-emptive clearance of certain areas of the site.

Planning Policy Wales 12 (page 151) states the following:

“Potential applicants should not conduct any pre-emptive site clearance works before submitting a planning application as this can make it more difficult for a development proposal to secure a net benefit for biodiversity. Where a site has been cleared prior to development its biodiversity value should be deemed to have been as it was before any site investigations or clearance took place. A net benefit for biodiversity [NBB] must be achieved from that point. Habitat status can be established through evidence remaining on site and local desk-based assessments (planning authorities must ensure that they have access to these data sources). In such cases, habitat status will be presumed to be good in the absence of any evidence to the contrary.”

SITE DESCRIPTION

Stables, horse walker, horse manège, car park within a farm setting. Most elements already built. The site is close to valuable habitat (woodland, hedgerows, agricultural fields).

ECOLOGICAL DOCUMENTS SUBMITTED TO SUPPORT THE ABOVE [retrospective] APPLICATION

1. Tir Cook Farm, Treharris Mountain Road, Treharris, Merthyr Tydfil, CF46 5RN. A Green Infrastructure Statement *prepared by* Little Wing Ecology CYF *on behalf of* Utopia Design Architectural Services. Report reference: LT324-GIS-25. Version 2. Dated: 29/01/2026.
2. Tir Cook Farm, Treharris, Merthyr Tydfil, CF46 5RN. Proposed New Stables, Horse Walker and Parking. Drawing number: TIR COOK FP 03B *prepared by* Utopia Design Architectural Services. Dated: Feb 26.
3. Tir Cook Farm, Treharris, Merthyr Tydfil, CF46 5RN. Proposed New Stables, Horse Walker and Parking. Drawing number: TIR COOK FP 03C *prepared by* Utopia Design Architectural Services. Dated: Feb 26.

COMMENTS

Documents 1-3 (as above) are acceptable and will be included as approved documents on the decision notice. The development will be carried out in accordance with these documents.

The applicant has confirmed that the manège lighting will be removed. Evidence that this has been undertaken will be required – secured by planning condition.