

INTERNAL MEMORANDUM

To: Kate Glover
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1
Date of previous memo: -
Date: 15/09/2025

SUBJECT: P/25/0196 | Conversion of existing internal space to provide five new accommodation units within the existing building | Jah Jireh Care Home Heads Of The Valleys Road Merthyr Tydfil CF44 0LX

ECOLOGICAL DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. Building Inspection Report (Protected Species) prepared by Soltys Brewster on behalf of Lapidar. Document Ref: E25136001 Doc 01. Issue 1, Stage: Draft for Review. Dated: 04 September 2025

COMMENTS – Document 1

- Hibernation suitability – the document states that the structure has negligible suitability for roosting bats. It is therefore assumed that this includes hibernation suitability. Please could this be explicitly stated within the report?
- Document 1 states that the window located in room B was open. Is there any more information? For example, is the window permanently open (stuck open)? If so, would it represent an entry point into the building for bats and nesting birds?
- The bat and bird box enhancement measures (x3 bat boxes and x3 bird boxes) are acceptable. These all need to be clearly marked on architect drawings, plans and elevations (where relevant). Preferred models and hyperlinks must also be added. NB the boxes must not be illuminated and there must be dark routes from the boxes to suitable habitat. This must be clearly demonstrated.

OTHER REQUIREMENTS

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.*
- *PROTECTION FOR SITES OF SPECIAL SCIENTIFIC INTEREST: strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and*

exemptions for minor development necessary to maintain a 'living landscape'. Other development is considered unacceptable as a matter of principle. Exceptionally, a planned approach may be appropriate where necessary safeguards can be secured through a development plan

- *TREES AND WOODLANDS: closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.*

For further information, see here - [Planning Policy Wales - Edition 12 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12)