

INTERNAL MEMORANDUM

To: Gareth Davies
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 2
Date of previous memo: 31/10/2023
Date: 19/08/2025

SUBJECT: P/23/0229 | Variation of condition 1 of planning permission P/16/0094 to extend the time period for the commencement of development (a further 5 years) | Blaen-y-Garth Farm Blaen-y-garth Access Road Pant Merthyr Tydfil CF48 2UY

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. Blaen Y Garth, Merthyr Tydfil. Preliminary Ecological Assessment *prepared by* BE Ecological Ltd. Issue 1. Revision VA. Dated: 09/06/2025

REQUIREMENTS

Since the previous planning applications, Planning Policy Wales has been updated with edition 12 now in force.

Document 1 is acceptable.

The requirements in terms of ecology for this scheme are set out below.

GREEN INFRASTRUCTURE STATEMENT (GIS)

A detailed GIS is required. The GIS must include, but not be limited to, the following:

- A description of how green infrastructure has been incorporated into the planning proposal;
- A demonstration of how the step-wise approach has been applied;
- Reference to baseline data considered, and surveys and assessments undertaken, sustainable drainage statements, landscape and ecological management plans etc;
- Considerations for ecosystem resilience by using the DECCA (Diversity, Extent, Condition, Connectivity, Adaptability) framework.

In addition, the policy indicates that the step-wise approach is the means of demonstrating the steps taken towards securing a Net Benefit for Biodiversity. The onus is on developers to bring forward proposals in a way that will achieve a net benefit for biodiversity (from the baseline) demonstrating how they have used the step-wise approach.

NB each stage of the step-wise approach must be accompanied by a long-term management plan.

LANDSCAPING, HABITAT & ECOLOGY SCHEME (LHES)

A detailed long-term LHES is required. The LHES must include, but not be limited to, the following:

- Details (including a plan/drawing) of *retained* landscaping/habitat/green infrastructure
- Details (including a plan/drawing) of *new* landscaping/habitat/green infrastructure
- A planting plan - NB all species will be native and of local (if not Welsh) provenance
- The immediate and long term (*in perpetuity*) establishment, maintenance and management measures for all onsite landscaping/habitat/green infrastructure (both retained and new)

- Details of other ecological measures, e.g., bat boxes, bird boxes, hibernacula, gaps in boundaries for hedgehogs etc
- Monitoring post-development for all onsite landscaping/habitat/green infrastructure and other ecological measures
- Details of the funding mechanisms to meet the maintenance, management and monitoring objectives plus details of those responsible. NB the funding mechanism must anticipate and take account of costs rising over time;
- How a net benefit for biodiversity will be achieved within as short a time as possible and be locally responsive and relevant to local circumstances.

CEMP-B

A Construction Environmental Management Plan - Biodiversity (CEMP-B) is required.

ECOLOGICAL ENHANCEMENTS

Details of biodiversity/ecological enhancements are required. The development shall then be carried out in accordance with the approved details and maintained as such in perpetuity.

PRECAUTIONARY WORKING METHOD STATEMENT (PWMS)

A PWMS for [*bats / great crested newt / common dormouse / reptiles / amphibians / hedgehog / badger / nesting birds*] is required. The approved PWMS shall be implemented in full according to the specified timescales.

LIGHTING SCHEME

An internal *and* external Lighting Scheme is required. The lighting plan must demonstrate dark zones at the boundaries and across the site. Wildlife boxes must not be illuminated (bat, bird) and there must be dark routes to allow barrier-free access to the boxes. The Lighting Scheme must conform to the latest guidance.

- Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
- Good Practice Guidance: Planning for the Conservation and Enhancement of Dark Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>

COMPLIANCE

Evidence that ecological measures have been installed, created, implemented etc will be required on completion of the development. This evidence must be submitted to and approved in writing by the local planning authority.