

Our Ref: 24.255
Date: 27th June 2025

Rebecca Owens,
Merthyr Tydfil County Borough Council,
Town Planning Division,
Unit 5 Triangle Business Park,
Pentrebach,
Merthyr Tydfil,
CF48 4TQ

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Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
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Dear Rebecca,

Town and County Planning Act 1990 (As Amended)
Approval of details reserved by Condition 3 (Biodiversity Enhancement Scheme) of Planning Consent P/25/0020
Ty Brychan, 22 Lansbury Road, Merthyr Tydfil, CF48 1HA
Planning Portal Reference: PP-14128333

Asbri Planning is appointed as planning agent to Merthyr Valleys Homes in respect of the above planning application for approval of details reserved by Condition 3 (Biodiversity Enhancement Scheme) of planning consent P/25/0020, which permitted the change of use of the example passivhaus (not used as a residential unit) to office (B1 use class).

Condition 3 of the planning consent relates to the Biodiversity Enhancement Scheme and states:

"BEFORE WORKS COMMENCE ON SITE a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan."

As advised by Ecological Services Ltd, it is proposed to install a house sparrow box (at eaves level) and a bat box (high on the gable end, at least two metres from a window to reduce light spill) on the eastern elevation of the main office building. The bird and bat boxes are proposed to be installed on the main MVH office building, as opposed to the passivhaus unit itself, because the external cladding of the walls must not be pierced further than a depth of 25mm. It would therefore not be possible to fix the boxes to the passivhaus unit as the typical nail length for this purpose is 85mm.

It is proposed that the bird box will be the 'WoodStone House Sparrow Nest Box Estella', as this box provides a safe, long-lasting nesting solution for House Sparrows and is specially designed to suit their natural colony-nesting behaviour. The bat box will be the 'Beaumaris Maxi WoodStone Bat Box', which has a rough interior for grip and good thermal insulation, making it suitable for crevice roosting bats.

It is considered that the proposed enhancements are proportionate to the approved development. The approved development related solely to the internal change of use of an existing building, with no external or physical works and no intensification of use. Furthermore, the acceptability of this approach has been confirmed with Rebecca Owens (Planning Officer).

Please find enclosed the following information to discharge the above conditions:

Document	Prepared by
Application Form	Asbri Planning
Cover Letter	Asbri Planning
Proposals (ref 9056-01)	Paul Overton Architects
Biodiversity Enhancement Plan	Ecological Services Ltd/Asbri Planning

The application fee of £200.00 will now be paid to Merthyr Tydfil County Borough Council. I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,

Nancy Heffaran

Nancy Heffaran
Graduate Planner