

# INTERNAL MEMORANDUM

**To:** Rebecca Owens  
**From:** Matt Davies (Ecologist)  
**Ext:** 5278  
**Memo number:** 1  
**Date of previous memo:** -  
**Date:** 01/02/2024

**SUBJECT: P/24/0016 | Demolition of existing rear extension and conversion of existing building into 4 self contained flats | La Bodega 1 Pant Road Dowlais Merthyr Tydfil CF48 3SH**

Former Tapas restaurant building with newly demolished extension. Nearby habitat includes garden planting, scattered trees, hedgerow, scrub, woodland, grassland.

Designated sites within 1000m of the application site:

- Sites of Importance for Nature Conservation (SINC) – x2 (closest, Bryniau, c.819m from site);
- Within a Buglife B-Lines Area

Priority and protected species within 1000m of the application site:

- Birds (including Schedule 1<sup>1</sup> and Section 7<sup>2</sup> species);
- Fungi and Slime Moulds (including Section 7 species);
- Invertebrates (including a marsh fritillary butterfly, c.891m from site and other Section 7<sup>2</sup> species);
- Lichens (including Section 7 species);
- Bats (closest roost record for brown long-eared bat, Daubenton's bat, lesser horseshoe bat, c.874m from site);
- Hedgehog;
- Reptiles;
- Amphibians (including great crested newt, closest record c.1025m from site);
- Vascular plants (including Section 7<sup>2</sup> species)

A Preliminary Ecological Appraisal (PEA) of the garden area plus a Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite building and extension (undertaken by a suitably qualified and experienced ecologist) is required. This must provide sufficient information for the local planning authority to assess any potential adverse impacts of the proposed development on priority and protected species and/or habitats, or to identify what further information is required before a full assessment is possible.

The results of the PEA and PRA will be used to inform whether further surveys are required, or to establish the need for and extent of any mitigation and compensation measures required as part of the proposed development.

<sup>1</sup> Wildlife & Countryside Act 1981 (as amended)

<sup>2</sup> Environment (Wales) Act 2016

A BARB+ data search is required from SEWBReC.

There will need to be enhancement of the site in line with the Environment (Wales) Act 2016.

The next edition of Planning Policy Wales (PPW12) is due to be published in later this year. On the 11<sup>th</sup> October 2023 (ahead of the full document being published) the new Chapter 6 came into force with immediate effect.

The commissioned ecologist must take PPW 12, Chapter 5 into account where relevant to this application.

The main changes to 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 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 (which will be further refined in the consolidated version of 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.*