

INTERNAL MEMORANDUM

To	Kate Glover
From	Matt Davies
Memo #	1
Date	14/09/2026
Previous memo date	-
Application:	P/26/0195 Demolition of existing nursery with erection of 4 No. three bedroom dwellings with access and parking Trefechan Nursery Rowan Rise Trefechan Merthyr Tydfil CF48 2EW

SITE DESCRIPTION

Single storey flat roofed building plus outbuildings with associated landscaping. Close to valuable habitat for protected species – for example, grassland, woodland, scrub, wooded river corridor etc.

PROPOSED WORKS AND POTENTIAL IMPACTS

Proposed works	Works likely to impact protected species (if present)
Demolition of onsite buildings and removal of landscaping/habitat	Yes, for example, nesting birds, roosting bats, reptiles, invertebrates

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

✓ Site of Special Scientific Interest (SSSI)	1x - Cwm Taf Fechan Woodlands (c.147m)
✓ Local Nature Reserve (LNR)	1x - Cwm Taf Fechan Woodlands (c.147m)
✓ Sites of Importance for Nature Conservation (SINC)	3x, closest - Cwm Taf Fechan (c.113m)
✓ Wildlife Trust Reserve (WTR)	1x - Taf Fechan (c.148m)
✓ Ancient Semi Natural Woodland (ASNW)	3x
✓ Restored Ancient Woodland Site (RAWS)	2x
✓ Ancient Woodland Site of Unknown Category (AWSUC)	1x
✓ Important Plant Area	1x
✓ Within a Buglife B-Lines Area	

PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

<i>Species / Species Group</i>	<i>Closest record(s)</i>
✓ Birds (including Schedule 1 ¹ and Section 7 ² species);	Green woodpecker, greenfinch, magpie, willow warbler (c.52m)
✓ Bryophytes (including Section 7 ² species);	Lesser squirrel-tail moss (c.1067m)
✓ Fish (including Section 7 ² species);	Brown / sea trout (c.333m)
✓ Fungi + Slime Moulds (including Section 7 ² species);	Leaden waxcap (c.176m)

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

✓ Invertebrates (including Section 7 ² species)	Dingy skipper (c.190m)
✓ Marsh fritillary butterfly (Section 7 ² species);	(c.1225m)
✓ Lichens (including Section 7 ² species);	Witches' whiskers lichen (c.249m)
✓ Mammals	
✓ Bats (European protected species ³ + some Section 7 ² species);	Closest record - Unidentified pipistelle species (c.180m) Closest roost records - Unidentified bat species; Unidentified <i>Myotis</i> species; Natterer's bat (c.675m)
✓ Otter (European protected species ³ + Section 7 ² species);	(c.367m)
✓ Hedgehog (Section 7 ² species);	(c.210m)
✓ Badger;	(c.246m)
✓ Reptiles (Section 7 ² species);	Slow worm (c.174m)
✓ Amphibians	
✓ Great crested newt (European protected species ³ + Section 7 species);	(c.486m)
✓ Common toad (Section 7 ² species);	(c.210m)
✓ Vascular plants (including Section 7 ² species).	Bluebell (c.222m)

REQUIREMENTS AND COMMENTS		
Survey work?	YES	A Preliminary Ecological Appraisal (PEA) of the onsite landscaping/habitat together with a Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite buildings (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. An Aderyn data search is required from SEWBRcC (Package B 1km).
Enhancement	YES	There will need to be enhancement of the site in line with the Environment (Wales) Act 2016.
Planning Policy Wales 12 (Chapter 6)	YES	The main elements of the policy (that are or may be relevant to this application) are as follows: ○ <i>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.</i> ○ <i>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</i>

³ Conservation of Habitats and Species Regulations 2017 (as amended)

		<i>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.</i> <i>○ 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</i> <i>○ 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.</i> For further information, see here - Planning Policy Wales - Edition 12 (gov.wales)
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