

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 5

Date of previous memo: 16/09/2024

Date: 24/09/2024

SUBJECT: P/24/0093 | Outline Planning Permission with all matters reserved for construction of four new dwellings and associated works | Land Adjacent To 36 Hylton Terrace Bedlinog Treharris CF46 6RG

1. Hylton Terrace, Bedlinog, Merthyr Tydfil, CF46 6TY. Proposed Residential Development. Site Assessment Survey. Date: 05th July 2024.
2. Proposed residential development land adj. 36 Hyton Terrace, Bedlinog produces by ArdenKitt Architects on behalf of Ruby Housing Solutions. Job number: 2308. Drawing number: AL(00)006A. Rev: *. Date 15/04/24.
3. Hylton Terrace, Bedlinog. Bats & Trees Survey Report prepared by Ecological Services Ltd on behalf of Ruby Housing Solutions. Version V1.0. Date: September 2024.
4. Land Adjacent To 36 Hylton Terrace, Bedlinog, Treharris CF46 6RG. Green Infrastructure Statement *prepared by* Ecological Services Ltd. Date: 29th August 2024. Received by the LPA ecologist in an e-mail dated 20/09/2024.
5. Letter from Arden Kitt Architects. RE: Green Infrastructure Statement – Land Adjacent 36 Hylton Terrace, Bedlinog, CF46 6RG. Reference: 2308.240829.CB-MTCBC. Date: 29th August 2024. Received by the LPA ecologist in an e-mail dated 20/09/2024.
6. Proposed residential development land adj. 36 Hylton Terrace, Bedlinog for Ruby Housing Solutions. Existing Green Infrastructure (Trees & Hedges). *Drawing prepared by* Arden Kitt Architects. Drawing No: AL(00)007. Rev: *. Date: 14/08/24.
7. Proposed residential development land adj. 36 Hylton Terrace, Bedlinog for Ruby Housing Solutions. Proposed Green Infrastructure (Trees & Hedges). *Drawing prepared by* Arden Kitt Architects. Drawing No: AL(00)008. Rev: B. Date: 14/08/24.

COMMENTS

Documents 1 + 3

- These are both acceptable documents and can be included as approved documents within Condition 2 of the planning permission. All recommendations as set out in Document 1 will be followed and all measures included at the reserved matters stage.

Document 2

- This document is a drawing that has been marked up by the ecologist rather than the architect. An updated architect drawing is needed, with a new drawing number, revision code and date to avoid confusion and possible omission of ecological measures later during the construction process.

Issues:

- The GIS measures concentrate on replacement/compensation and enhancement of woodland habitat. Woodland species are proposed to be planted within the north-east section of the site, presumably including within the grassland strip (comprising tussocky semi-improved grassland and semi-improved grassland). How will the onsite grassland habitat strip along the north-east boundary be replaced/compensated for?
- Page 4, para 4.6 – *“A green roof cannot be explored as solar panels are proposed to be installed along the roof of the building.”*

Green roofs and solar panels are not incompatible; indeed research has found that green roofs can make solar panels more efficient.

This could be part of the solution to compensating for the loss of the grassland habitat used for woodland replacement.

General

- A more detailed version of the GIS will be conditioned, which can be tied in with a detailed Landscaping Habitat & Ecology Scheme (LHES), both of which will be required at the reserved matters stage. **Compensation for grassland lost to woodland planting (as referred to above) must be included.** The detailed GIS:

- will describe how green infrastructure has been incorporated into planning proposals;
- must be used for demonstrating how the step-wise approach has been applied; and
- should highlight baseline data considered and surveys and assessments undertaken, sustainable drainage statements, landscape and ecological management plans etc.

PPW12 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 demonstrating within the GIS how they have used the step-wise approach. This must also take account of and promote the resilience of ecosystems, demonstrated by use of the DECCA Framework.

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

- A detailed long-term Landscaping, Habitat & Ecology Scheme (LHES) is required. The LHES must include, but not be limited to, the following:
 - Details of retained landscaping/habitat/green infrastructure
 - Details of new landscaping/habitat/green infrastructure
 - A planting plan
 - Long term (at least 25 years) 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.
- Details of the responsible person
- Details of 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.

The LHES can be provided via an appropriately worded planning condition at the reserved matters stage. Written approval from the LPA ecologist will be required to discharge the condition.

- An internal and external Lighting Scheme must be submitted to and approved in writing by the local planning authority. The Lighting Scheme must conform to the latest guidance for wildlife-friendly lighting (<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>). Ideally, this would be provided pre-determination, but could also be provided via an appropriately-worded planning condition. Written approval from the LPA ecologist will be required to discharge the condition.
- A Construction Environmental Management Plan - Biodiversity (CEMP-B) is required. This must include details of tree protection with input from an arboriculturalist. Ideally, this would be provided pre-determination, but could also be provided via an appropriately worded planning condition. Written approval from the LPA ecologist will be required to discharge the condition.
- A Precautionary Working Method Statement (PWMS) for protected species [for example bats / reptiles / amphibians / hedgehog / badger / nesting birds] must be submitted to and approved in writing by the Local Planning Authority. Ideally, this would be provided pre-determination, but could also be provided via an appropriately worded planning condition. Written approval from the LPA ecologist will be required to discharge the condition.