

INTERNAL MEMORANDUM

To	Rebecca Owens
From	Matt Davies
Memo #	1
Date	09/09/2026
Previous memo date	-
Application:	P/26/0193 Discharge of conditions 5 (historic environment mitigation) and 9 (Landscape and Ecological Management Plan) of planning permission P/26/0041 The Rose Retreat Spa Cyfarthfa Park Merthyr Tydfil CF47 8RE

CONDITION #9 (of P/26/0041)

No development shall take place until a long-term Landscape and Ecological Management Plan has been submitted to and approved in writing by the local planning authority. This shall include full details of the planting plan, the species list for the green roof and a timescale for the provision of any planting or seeding. The development shall be undertaken, managed and maintained thereafter in accordance with the approved Plan.

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1	The Rose Retreat Spa. Landscape and Ecological Management Plan prepared by MWD Architects. Dated: 04/09/2026.
2	The Rose Retreat. SPECIFICATION SUMMARY. BauderEXTENSIVE PLANTsubstrate WB Native Wildflower Blanket Green Roof System, Flat Roof. REF No: B264472/1

REQUIREMENTS AND COMMENTS

1	• <i>Page 9</i> “Retain or reinstate approximately 33 m² of managed lawn. Repair areas affected by construction using turf or a robust amenity seed mix during a suitable season and maintain them until established.” Where re-instatement is required, the following seed mix will be used: ○ EL1 Flowering Lawn Mixture - Emorsgate Seeds (or equivalent) Please amend the document accordingly and add a note referring to the management measures found on the webpage accessed via the hyperlink. • <i>Page 11</i> There is a reference to <i>Appendix A</i> – this is not included within the document – please supply. • <i>General</i> Document 1 must include details of the funding mechanism to meet the maintenance, management and monitoring objectives. NB the funding mechanism must anticipate and take account of costs rising over time.
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