

INTERNAL MEMORANDUM

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

Memo number: 1
Date of previous memo: -
Date: 01/08/2024

SUBJECT: P/24/0090 | Outline planning permission for up to 2 no. dwellings | 14 Salisbury Close, Heolgerrig, Merthyr Tydfil, CF48 1SD

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

- ✓ Sites of Importance for Nature Conservation (SINC): x2 (closest, Winchfawr East & Clwydyfagwr, c.211m from site);
- ✓ Within a Buglife B-Lines Area:

PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

- ✓ Birds (including Schedule 1¹ and Section 7² species);
- ✓ Fungi + Slime Moulds (including Section 7² species);
- ✓ Invertebrates (including Section 7² species)
 - ✓ Marsh fritillary butterfly (Section 7² species), closest record c.534 from site;
- ✓ Mammals
 - ✓ Bats (European protected species³; some Section 7² species) - closest roost record for greater horseshoe bat, c.1755m from site);
 - ✓ Hedgehog (Section 7² species);
 - ✓ Harvest mouse (Section 7² species);
 - ✓ Water vole;
- ✓ Reptiles (Section 7² species);
- ✓ Amphibians
 - ✓ Great crested newt (European protected species³; Section 7 species) - closest record c.175m from site);
- ✓ Vascular plants (including Section 7² species).

ECOLOGICAL DOCUMENTS SUBMITTED

1. Garden land adjacent to 14 Salisbury Close, Heolgerrig, Merthyr Tydfil. Preliminary Ecological Assessment. Issue 1VB. Dated 31/07/2024. Be Ecological Ltd.

COMMENTS

Document 1 (which includes a broad Green Infrastructure Statement) is sufficient for this outline application, however, the following will be required at reserved matters stage:

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

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

LANDSCAPING, HABITAT & ECOLOGY SCHEME (LHES)

No development shall take place (including ground works, vegetation clearance) until a detailed long-term Landscaping, Habitat & Ecology Scheme (LHES) has been submitted to and approved in writing by the local planning authority. 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/enhancements, e.g., bat boxes, bird boxes, hibernacula, gaps in boundaries for hedgehogs etc. NB bat and bird boxes must be of an acceptable *integrated* design. These features must be maintained in perpetuity.
- 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

GREEN INFRASTRUCTURE STATEMENT (GIS)

A broad GIS (included in Appendix E of Document 1) has been submitted. A more detailed GIS will be required, partly informed by the LHES (as set out above).

No development shall take place (including ground works, vegetation clearance) until a detailed GIS has been submitted to and approved in writing by the local planning authority.

PPW12 states the following regarding the GIS requirement, "In most cases the green infrastructure statement should highlight any baseline data considered and surveys and assessments undertaken, including but not limited to, habitats and species surveys, arboricultural surveys and assessments, sustainable drainage statements, landscape and ecological management plans, open space assessments and green space provision and active travel links."

PPW12 also states that GIS must be used for demonstrating how the step wise approach has been applied.

"The step-wise approach requires that at each stage it "must be accompanied by a long term management plan of agreed and appropriate avoidance, minimisation, mitigation/restoration and compensation measures alongside the agreed enhancement measures. The management plan should set out the immediate and on going management of the site, future monitoring arrangements for all secured measures and it should clearly identify the funding mechanisms in place to meet the management plan objectives. The management plan must set out how a net benefit for biodiversity [NBB] will be achieved within as short a time as possible and be locally responsive and relevant to local circumstances."

The DECCA Framework must be used.

ECOLOGICAL ENHANCEMENT

No development shall take place (including ground works, vegetation clearance) until details of biodiversity/ecological enhancements have been submitted to and approved in writing by the local planning authority. All measures must be clearly marked on all relevant architect plans/drawings/elevations. The development shall then be carried out in accordance with the approved details and maintained as such in perpetuity.

LIGHTING SCHEME

No development shall take place (including ground works, vegetation clearance) until an internal and external Lighting Scheme has been submitted to and approved in writing by the local planning authority. The Lighting Scheme must conform to the latest guidance for wildlife-friendly lighting. Boundary habitats must remain dark and there must be dark routes to allow bat access to the integrated bat box(es).

PRECAUTIONARY WORKING METHOD STATEMENT (PWMS)

No development shall take place (including ground works, vegetation clearance) a Precautionary Working Method Statement (PWMS) for [*reptiles / invertebrates / hedgehog / nesting birds*] has been submitted to and approved in writing by the Local Planning Authority. The approved PWMS shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority.

COMPLIANCE

Evidence that ecological measures have been installed, created, implemented etc. will be submitted to (on completion of the development) and approved in writing by the local planning authority.