

# INTERNAL MEMORANDUM

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

Memo number: 4  
Date of previous memo: 12/12/2025  
Date: 29/01/2026

**SUBJECT: P/25/0264 | Non material amendment to application P/25/0151 to include biodiversity enhancements required by condition 3 and to vary wording of conditions 4, 6 & 8 to change the timings for submission of information. | Y Goedwig Cardiff Road Treharris CF46 5NB**

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*P/25/0151 – Condition 3:*

*BEFORE WORKS COMMENCE ON SITE, details of biodiversity/ecological enhancements, together with a timescale for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. This must include the following:*

- *The proposed pond*
- *1 no. built-in bat box integrated within the proposed onsite structure(s)*
- *1 no. built-in bird box integrated within the proposed onsite structure(s)*
- *Gaps in boundaries (where appropriate) for passage of hedgehogs and other species.*

*The development shall be carried out in accordance with the approved details and retained in perpetuity thereafter*

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## *LATEST DOCUMENTS SUBMITTED*

1. Document Reference: Ecological enhancement details. *Date Received 28/01/2026 @08:21.*
2. Document Reference: Bird box location on eastern elevation. *Date Received 28/01/2026 @08:21.*
3. Document Reference: Bat box location on western elevation. *Date Received 28/01/2026 @08:21.*

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## *COMMENTS*

Document 1 must state the bird and bat box will be maintained in perpetuity.

Document 1 states – “*The details of the planting for the pond can be agreed by way of the landscaping scheme prior to the occupation of the dwelling.*” This is required.

Documents 2 and 3 are acceptable.