

Biodiversity
Enhancement Report

The Grawen Takeaway
19 Brecon Road
Merthyr Tydfil
CF47 8NR

GWP Property Services
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Biodiversity Enhancement Report (Rev03)

Site Address: The Grawen Takeaway
19 Brecon Road
Merthyr Tydfil
CF47 8NR

Client Details: Mr Paul Deng

Report Reference: The Grawen Takeaway

Date: 09/10/2024

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Instruction

GWP Property Services has been commissioned by Mr Paul Deng to provide advice in respect of work required for the Biodiverse Enhancement for a development site at:
The Grawen Takeaway, 19 Brecon Road, Merthyr Tydfil, CF47 BNR

Planning Permission

Planning permission has been granted by MTCBC for Retaining works with associated re-profiling of land and new boundary treatments at the dwelling.

MTCBC Planning Ref: P/24/0169

The Planning Permission contains conditions in respect of Biodiversity Enhancement at the site.

Condition 4 states:

Before works commence on site a scheme for Biodiversity Enhancement including a timeline for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved detail and approved in perpetuity thereafter.

Green Infrastructure Statement - Planning Offices Report

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, it is noted that this application is a resubmission following an earlier permission which due to site constraints was not feasible. Having regard to this and noting that the information was not previously required and considering the scale and nature of the development the submission of a GIS is deemed to be disproportionate and unreasonable.

Notwithstanding this, ecological enhancement would be sought and secured by condition, which would contribute to the wider Green Infrastructure objectives.

The scale and scope of this report is in line with the Planning offices requirements.

Japanese Knotweed

Japanese Knotweed has been identified at the site and the Planning Permission contains a condition in respect of this.

Condition 3 states:

No Development or site clearance shall take place until an invasive Non-Native Species (INSS) Method Statement for Japanese Knotweed has been submitted and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved scheme

A report has been produced and submitted for approval in respect of this condition

The garden and soft landscaping timeline in this report has been determined based on the advice contained in the Japanese Knotweed Remediation report. See extract below

Garden and soft landscaping timeline

The newly created garden area at the site should be laid to lawn either by the use of grass seed or turf within the first growing season after the completion of the construction works.

All soils imported for the soft landscaping on the raised bank at the rear of the property will fall within the green category and be certified accordingly.

No soft landscaping or planting should be undertaken within these areas for two full growing seasons after completion of the construction works.

This is to ensure that the Japanese Knotweed infestation at the site has been controlled effectively.

The site should be monitored during this period by a qualified Japanese Knotweed surveyor.

Once the garden areas have been Japanese Knotweed free for two growing seasons the soft landscaping and onsite planting can take place.

Associated Enhancements

In addition to the proposed soft landscaping and associated planting, the property owner will provide the following items at the dwelling.

Bird Box

At the rear of dwelling, Under Eaves (Schwegler 1SP or similar).

The Bird Box is to be installed upon completion of the retaining wall construction.

Bat Box

On the Side of house Min 4m from Ground level (Schwegler 1FF or similar).

The Bat Box is to be installed upon completion of the retaining wall construction.

Hedgehog gateway

13cm x 13cm hole in the base of the fence along the boundary.

The Boundary fences will be installed upon completion of the retaining wall construction.

The Hedgehog gateways are to be provided on the erection of the boundary fences

Conclusion

Based on the information provided above this development will result in a Biodiversity Net Benefit upon completion.