

INTERNAL MEMORANDUM

To: Kate Glover
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1
Date of previous memo: -
Date: 26/11/2025

SUBJECT: P/25/0308 | Installation of a ventilation system and refurbishment of Joseph Parry Cottage including, sand blast floor and ceiling, decorate the walls, new rear door, new accessible toilet, new vinyl floor, refurbish all windows including secondary glazing and new re-lay flag stones | Joseph Parry Cottage 4 Chapel Row Georgetown Merthyr Tydfil CF48 1BN

SITE DESCRIPTION

Historic stone-built cottage with slate roof adjacent to woodland and well-connected wooded river corridor.

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

- ✓ Sites of Importance for Nature Conservation (SINC): x2 (closest, Afon Taf, c.26m 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);
- ✓ Fish (including Section 7² species);
- ✓ Invertebrates (including Section 7² species)
 - ✓ Marsh fritillary butterfly (Section 7² species), closest record c.1290m from site;
- ✓ Mammals
 - ✓ Bats (European protected species³; some Section 7² species) - closest roost record for unidentified bat species, c.161m from site);
 - ✓ Otter (European protected species³; Section 7² species): closest, c.9m from site);
 - ✓ Hedgehog (Section 7² species);
- ✓ Amphibians
 - ✓ Great crested newt (European protected species³; Section 7 species) - closest record c.161m from site);
 - ✓ Common toad (Section 7² species);
- ✓ Vascular plants

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. Joseph Parry's Cottage. Bat Activity Survey Report prepared by BE Ecological Ltd. Issue 1VA. Dated: 06/10/25.

COMMENTS AND REQUIREMENTS

Document 1

- The document is acceptable.
- The bat and bird box enhancements (as specified on page 24) will be clearly marked on all relevant architectural plans, drawings and elevations (including reference to the model types and hyperlinks).
- The provision of the enhancement measures (bat and bird boxes as shown on page 24) will be a condition of the planning permission. The following must be supplied:

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

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

- Relevant architectural plans, drawings and elevations marked with the positions of the bat and bird boxes (including reference to the model types and hyperlinks).
- Details of the timetable for erection of the boxes;
- A declaration of the retention and maintenance of the boxes in perpetuity;
- Details of how the maintenance will be funded

The boxes must not be illuminated and there must be dark routes from the boxes to the nearby woodland habitat. If external lighting is proposed, a lighting plan will be required demonstrating the dark routes and complying with the following:

- Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>
 - Good Practice Guidance: Planning for the Conservation and Enhancement of Dark Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>
- Planning Policy Wales (PPW 12), Chapter 6 must be considered where relevant to this application. The main elements of the policy (that are or may be relevant to this application) are as follows:
- *GREEN INFRASTRUCTURE: stronger emphasis on taking a proactive approach to green infrastructure, the submission of a proportionate **green infrastructure statement [GIS]** with planning applications and signposting Building with Nature standards.*
 - *NET BENEFIT FOR BIODIVERSITY AND THE STEP-WISE APPROACH: further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider **enhancement and long-term management** at each step. The use of the green infrastructure statement as a means of demonstrating the stepwise approach is made explicit. A simplified diagram of the policy approach has been developed (included within PPW12). The importance of strategic collaboration to identify and capture larger scale opportunities for securing a net benefit for biodiversity is recognised.*
 - *PROTECTION FOR SITES OF SPECIAL SCIENTIFIC INTEREST: strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape'. Other development is considered unacceptable as a matter of principle. Exceptionally, a planned approach may be appropriate where necessary safeguards can be secured through a development plan*
 - *TREES AND WOODLANDS: closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.*

For further information, see here - [Planning Policy Wales - Edition 12 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12)