

INTERNAL MEMORANDUM

To: Gareth Davies
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 7
Date of previous memo: 04/09/2025
Date: 09/09/2025

SUBJECT: P/24/0173 | Discharge of [conditions 4 \(Landscaping Scheme\)](#), [6 \(Landscape Ecological Management Plan\)](#), [7 \(Play Facilities\)](#), [10 \(Lighting Scheme\)](#), [12 \(Material Finishes\)](#), [16 \(Electric Vehicle Charging\)](#), [19 \(Retaining Works\)](#) and [24 \(Drainage Scheme\)](#) of planning permission P/23/0053 | Dragon Parc Abercanaid Merthyr Tydfil

PLANNING CONDITONS

Condition 4

"Prior to the commencement of development of any dwelling, hereby permitted, a detailed scheme of landscaping, in accordance with the approved Landscape, Biodiversity & Amenity Strategy (Catherine Etchell Associates - August 2022) and including a planting scheme (with continuous hedge) along the entire eastern River Taff boundary shall be submitted to and approved in writing by the local planning authority. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development."

Condition 6

"Prior to the commencement of development of any dwelling, a detailed 25 year Landscape and Ecological Management Plan (LEMP), including management responsibilities and maintenance schedules for all landscaped and habitat areas shall be submitted to and approved in writing by the local planning authority. The LEMP must include: - Details for the protection, management and enhancement of all retained, translocated and existing onsite habitat, including, but not limited to habitat along the riparian corridor, marshy grassland and pond habitat. - Maintenance and enhancement of biodiversity needs to be demonstrated in a quantitative way. - Details (including specifications and positions) of 'integrated' bat and bird boxes in the proposed new housing stock. All relevant site plans and elevations will include the positions of the boxes. A range of sizes and types will be installed, for different types of bat roosts (e.g., winter hibernation, summer maternity) and for a range of bird species (e.g., starlings, house sparrows, swifts). - A reptile mitigation strategy for site clearance of suitable habitat will be required to include enhancement measures suitable for reptiles. Reptile enhancement measures will be marked on all relevant site plans. The LEMP shall be carried out as approved."

Condition 10

"Prior to the occupation of the dwellings, a detailed lighting scheme shall be submitted to and approved in writing by the local planning authority. The details shall include: - Details of the siting and type of all external lighting to be used. - Drawings setting out light spillage in key sensitive areas, in particular the River Taff corridor, all retained vegetation surrounding the site, and the proposed new SUDS pond to the south. The lighting scheme shall be carried out in accordance with the approved details."

RELEVANT DOCUMENTS

1. Dragon Park, Merthyr Tydfil. Landscape, Biodiversity & Amenity Strategy. Drawing number: 577.01. Date: August 2022. Catherine Etchell Associates.
2. Dragon Park, Merthyr Tydfil. Play, Planting & Management Plan (in x3 parts). Drawing number: 577.02. Date: June 2024. Catherine Etchell Associates. *Revision D July 2025: Miscanthus spp, Rubus nigrum, Mahonia aquifolium, Cornus sericea, Vinca difformis omitted*
3. Dragon Park, Merthyr Tydfil, CF48 1YT. Ecological Management Plan (as part of LEMP). **Dated 04th September 2025.** Alder Ecology Ltd.
4. Street lighting design at Dragon Park, Merthyr Tydfil. **Rev E. Dated 3 September 2025.** Alan Tulla Lighting.
5. Dragon Park. Merthyr Tydfil. PROJECT No: **Design Check (S38) R5.** CALCULATION: Horizontal Illuminance (lux). Dated: **28 August 2025.** TRT Lighting.
6. Dragon Park. Merthyr Tydfil. PROJECT No: **Design Check (S278) R6.** CALCULATION: Horizontal Illuminance (lux). Dated: **28 August 2025.** TRT Lighting.

7. Dragon Park. Merthyr Tydfil. PROJECT No: River Path Levels Design Check. CALCULATION: Horizontal Illuminance (lux). Dated: 5 August 2025. TRT Lighting.
 8. Dragon Park. Merthyr Tydfil. PROJECT No: River Levels Design Check. CALCULATION: Horizontal Illuminance (lux). Dated: 5 August 2025. TRT Lighting.
 9. Zipped folder: **hammond_2124-ecology-note-updates-to-eco-01-and-planning-elevation-drawings_2025-08-29_0958.zip**
 10. Dragon Parc, Merthyr Tydfil. Ecology Strategy Plan *prepared by* Hammond Architectural Ltd *on behalf of* Davies Homes. Job No. 2124. Drawing No. ECO-01. **Revision A**. Date April '25.
 11. Comments.pdf [received by the LPA ecologist in an e-mail dated 03/09/2025 @13:42]
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Documents 1 & 2 (*Condition 4*)

Following liaison with the applicant's commissioned ecologist, the scheme (as set out in Documents 1 & 2) has been improved in terms of the proportion of native species proposed.

NB there remains a significant number of non-natives and cultivars in the scheme with no information provided regarding whether these species present a benefit for, or no harm to, wildlife.

However, as Condition 4 does not specifically refer to native and non-native species, the planning case officer has stated that no further changes to the scheme can reasonably be made.

The details/measures/information found within these documents will be followed throughout the development.

Documents 3, 9 & 10 (*Condition 6*)

Page 69, Appendix 2 shows an integrated swift box. However, this has been installed in portrait orientation when these boxes are designed to be installed in landscape orientation. A different picture should be used to avoid boxes being installed incorrectly.

The details/measures/information found within this document will be followed throughout the development and for the 25 years post development.

Condition 6 will require the following further condition:

"Prior to the installation of the bat and bird boxes, details regarding their exact and final positioning shall be submitted to and approved in writing by the local planning authority. The details shall include: - a demonstration that the bat and bird boxes will not be illuminated and that there are dark routes from the boxes to bat and bird commuting routes and foraging sites in the wider environment (e.g., woodland to the west of the site and the river corridor to the east of the site). Cross referencing with the lighting scheme will be essential."

Documents 4-10 (*Condition 10*)

The documents as submitted and specified in the above list relating to this condition are acceptable.

The details/measures/information found within these documents will be followed/implemented throughout the development.