

Our Ref: 25.208

Date: 23rd September 2026

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Town Planning Division,
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Dear Sir or Madam,

Town and Country Planning Act 1990

Discharge of Condition 3 (Scheme for Biodiversity Enhancements) relating to Planning Permission P/25/0199

Furnace Row, Troedyrhiw, Merthyr Tydfil, CF48 4TR

Planning Portal ref. PP-15243711

Asbri Planning is appointed as planning agent to Dŵr Cymru Welsh Water in respect of the above discharge of planning condition 3 application in relation to Planning Permission P/25/0199 at Furnace Row, Troedyrhiw.

Discharge of Conditions

The application seeks the discharge of the following condition:

- Condition 3: Scheme for Biodiversity Enhancements

The planning application has been submitted via Planning Portal and the submission documents and drawings are listed below:

Document/Drawing name (reference where appropriate)	Prepared by
Application Form	Asbri Planning
Covering Letter including scheme for Biodiversity Enhancements	Asbri Planning
Site Location Plan	-
Eco Rocket Bat Box Specification	Nestbox company
Bird Box Specification	-

Site Description and Background

The site is located along Furnace Row and comprises part of the Taff Trail. An application for the erection of the permanent fencing was made in July 2025 under the application reference P/25/0199 and was subsequently approved on the 4th of June 2026. The approved development comprises of a 1.2m high black railing fence along a section of the Taff Trail to replace temporary Heras fencing located on top of a gabion basket structure. Condition 3 of the permission requires a scheme of biodiversity enhancements to be submitted prior to the instillation of the approved railing.

Scheme of Biodiversity Enhancements

It is set out at Section 6 of PPW 12 that *"development should not cause any significant loss of habitats or populations of species....and it must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems"*.

Paragraph 6.4.11 of PPW specifies that *“Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact”*. In accordance with the step-wise approach, it was evaluated that the construction of the section of fencing as proposed will not bring about any adverse ecological impact (ensuring that adverse environmental effects are avoided). No direct compensation is required – however, in order to ensure that a net benefit for biodiversity is delivered, the Applicant has explored options for provision of biodiversity enhancements (within DCWW’s land ownership).

Following a review of the site and surroundings, it is proposed to install a pole-mounted bat box and a bird box adjacent to the site. No suitable trees have been identified within DCWW’s ownership which are in close proximity to the development site – as such, a pole system is proposed upon which a bat box and an appropriate bird box (orientated north) will be mounted. The proposed location of the pole mounted bird/bat boxes is indicated in Figure 1 below, with links provided to each boxes below. This will be erected at a total height of 6m with the bat box being affixed between 4m-5m and the bird box between 2m-3m. Dwr Cymru Welsh Water will be responsible for maintaining this alongside the fence and their other assets in the area and the boxes will remain in place long-term (minimum of 25 years).

Pole mounted bat box (6m option): [Eco Rocket Bat Box | The Nestbox Company](#)

Bird box to be mounted to the pole: [Vivara Pro Seville 32mm WoodStone® Nest Box | NHBS Practical Conservation Equipment](#)

In terms of timescales, the boxes are to be erected within a month of the completion of the fence. The construction of the fence is targeted to take place around mid to late October.

Figure 1: Net Benefit for Biodiversity: Proposed Location of Pole Mounted Bird & Bat Box



Summary

Please note the relevant fee of £242 has been paid via the Planning Portal.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours faithfully,

Georgia McColm

Graduate Planner