

INTERNAL MEMORANDUM

To	Rebecca Owens
From	Matt Davies
Memo #	1
Date	07/09/2026
Previous memo date	-
Application:	P/26/0191 First floor extension above existing ground floor extension 6 Holford Street Cefn Coed Merthyr Tydfil

SITE DESCRIPTION

End terrace property linked (via stepping stone garden habitat) to the wider environment. This consists of grassland, scrub, woodland, wooded river corridors (Taf Fechan to the NE and Taf Fawr to the SW), parkland and lake habitat (Cyfarthfa Park).

PROPOSED WORKS AND POTENTIAL IMPACTS

Proposed works	Works likely to impact protected species (if present)
First floor extension	Yes, roosting bats and nesting birds

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

✓ Site of Special Scientific Interest (SSSI)	1x - Cwm Taf Fechan Woodlands (c.144m)
✓ Local Nature Reserve (LNR)	1x - Cwm Taf Fechan Woodlands (c.144m)
✓ Sites of Importance for Nature Conservation (SINC)	6x – closest, Cwm Taf Fechan (c.127m)
✓ Regionally Important Geodiversity Site (RIGS)	1x – Nant Ffrwyd (c.472m)
✓ Wildlife Trust Reserve (WTR)	1x - Taf Fechan (c.304m)
✓ Ancient Semi Natural Woodland (ASNW)	1x
✓ Restored Ancient Woodland Site (RAWS)	4x
✓ Important Plant Area	1x
✓ Within a Buglife B-Lines Area	

PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

<i>Species / Species Group</i>	<i>Closest record(s)</i>
✓ Birds (including Schedule 1 ¹ and Section 7 ² species);	Bulfinch (c.89m)
✓ Fish (including Section 7 ² species);	Atlantic salmon, Brown sea trout, eel (c.399m)
✓ Fungi + Slime Moulds (including Section 7 ² species);	Crown rust, silky pinkgill (c.485m)
✓ Invertebrates (including Section 7 ² species)	Small heath (c.266m)
✓ Marsh fritillary butterfly (Section 7 ² species);	(c.1196m)
✓ Mammals	

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

✓ Bats (European protected species ³ + some Section 7 ² species);	Closest record - Soprano pipistrelle (c.15m) Closest roost record - Lesser horseshoe bat (c.191m)
✓ Otter (European protected species ³ + Section 7 ² species);	(c.216m)
✓ Hedgehog (Section 7 ² species);	(c.55m)
✓ Badger;	(c.291m)
✓ Reptiles (Section 7 ² species);	Slow worm (c.372m)
✓ Amphibians	
✓ Great crested newt (European protected species ³ + Section 7 species);	(c.974m)
✓ Common toad (Section 7 ² species);	(c.144m)
✓ Vascular plants (including Section 7 ² species).	Charlock (c.229m)

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1	6 Holford Street, Cefn Coed, Merthyr Tydfil, CF48 2RN. Green Infrastructure Statement & Biodiversity Enhancement Scheme Form <i>completed by</i> Mr Phillip Harris. NO DATE, please add.
2	6 Holford Street, Cefn Coed, Merthyr Tydfil, CF48 2RN. Proposed Plans <i>produced by</i> Indigo 3d Design. Drawing number: HS-02. Rev A. Dated: 13/08/2026.

REQUIREMENTS AND COMMENTS

Survey work?	YES	A Preliminary Roost Assessment (PRA) for bats and nesting birds of the site (undertaken by a suitably qualified and experienced ecologist) is required. This must provide sufficient information for the local planning authority to assess any potential adverse impacts of the proposed development on priority and protected species and/or habitats, or to identify what further information is required before a full assessment is possible. The results of the PRA will be used to inform whether further surveys are required, or to establish the need for and extent of any mitigation and compensation measures required as part of the proposed development. A BARB+ data search required from SEWBrEC.
Enhancement	YES	There will need to be enhancement of the site in line with the Environment (Wales) Act 2016. Document 1 includes a proposed bat and bird box on the western gable end of the existing house. This is a western elevation and not suitable for a bird box. Please omit the bird box. The bat box should be an build-in model and be integrated into the western elevation of the proposed extension. Changes to Documents 1 and 2 will therefore be required. NB these requirements may change following receipt of the results of the PRA and any subsequent dusk emergence bat survey work (if required).
Planning Policy Wales 12 (Chapter 6)	YES	The main elements of the policy (that are or may be relevant to this application) are as follows:

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

- *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)

NB the site appears to have existing garden habitat – is there scope for any Green Infrastructure additions or improvements?