

INTERNAL MEMORANDUM

To	Rebecca Owens
From	Matt Davies
Memo #	1
Date	08/10/2026
Previous memo date	-
Application:	P/26/0222 Rear dormer extension 1 Milbourne Close Twynyrodyn Merthyr Tydfil CF47 0UH

SITE DESCRIPTION

Dormer bungalow linked via stepping-stone garden habitats to nearby well-connected scrub and woodland habitat suitable for a range of protected species.

PROPOSED WORKS AND POTENTIAL IMPACTS

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

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

✓ Sites of Importance for Nature Conservation (SINC)	1x, Afon Taf (c.240m)
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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);	Brambling, bullfinch, chaffinch, coal tit, goldcrest, greenfinch, grey heron, house sparrow, magpie, marsh tit, starling (<i>all</i> c.153m)
✓ Fish (including Section 7 ² species);	Brown trout (c.404m)
✓ Invertebrates (including Section 7 ² species)	Red wasp (c.132m)
✓ Mammals	
✓ Bats (European protected species ³ + some Section 7 ² species);	Closest record [roost] – Unidentified pipistrelle species (c.80m)
✓ Otter (European protected species ³ + Section 7 ² species);	(c.12m)
✓ Hedgehog (Section 7 ² species);	(c.192m)
✓ Badger;	(c.482m)
✓ Weasel;	(c.482m)
✓ Reptiles (Section 7 ² species);	Slow worm (c.417m)

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

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

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION	
1	1 Milbourne Close, Twynyrodyn, Merthyr Tydfil. CF47 0UH. Green Infrastructure Statement & Biodiversity Enhancement Scheme Form <i>completed by</i> Phillip Harris. Not dated. Document received: 06/10/2026.
2	1 Milbourne Close, Twynyrodyn, Merthyr Tydfil. CF47 0UH. Proposed Elevations, Drawing Number: MC-03, Rev: A <i>prepared by</i> Indigo 3d Design. Dated: 01/10/2026.

REQUIREMENTS AND COMMENTS		
Survey work?	YES	<i>A Preliminary Ecological Appraisal (PEA) of the garden habitat and Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite building (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.</i> <i>The results of the PEA and 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.</i> <i>An Aderyn data search is required from SEWBRcC (Package B 1km).</i>
Enhancement	YES	There will need to be enhancement of the site in line with the Environment (Wales) Act 2016. <i>The bat box as referred to in Documents 1 and 2 is acceptable as an enhancements. This may change following receipt of the results of the PRA.</i> <i>The bird box should be re-positioned onto the northern elevation or omitted.</i>
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: - o 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. - o 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. - o 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) <i>The Green Infrastructure Statement as submitted (Document 1) does not include any GI. The property has gardens and therefore there is an opportunity for additions or improvements to the existing GI onsite. These should be required. NB Document 1 states that there is GI already removed (Grass and Patio & Grass – see Section 2). Is this correct?</i>
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