

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 22/10/2024

SUBJECT: P/24/0238 | Renewal of outline planning permission P/21/0359 for 1 No. dwelling | 1 Park View Houses Heolgerrig Merthyr Tydfil CF48 1SY

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

- 1 Park View House, Heolgerrig, Merthyr Tydfil. Ecological Assessment report prepared by BE Ecological Ltd. **Issue 1, VC. Dated: 17/10/2024**

In light of the top-up survey (Document 1 above), the final comments for the original outline application (P/21/0359) are still relevant – see the box below.

Box 1: Final comments for P/21/0359

The above document is acceptable. There will be a planning condition stating that the development will be undertaken in accordance with Document 1 (above). Evidence that all mitigation, compensation and enhancement as set out in Document 1 (above) have been properly undertaken will be provided post-development. A letter-style report or e-mail will be submitted and will require written approval from the LPA ecologist in order to discharge the condition

When the application for reserved matters is made, the following will all be marked on all relevant architect's plans for the development (including elevations, where applicable):

- *Bat box*
- *Bird box*
- *Wildflower area*
- *Reptile hibernaculum*

NB Since the original outline application was made, Planning Policy Wales (PPW 12) has been published. For further information, see here - [Planning Policy Wales - Edition 12 \(gov.wales\)](#). Chapter 6 must therefore be considered where relevant to this application.

Specifically, the following

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.*
- *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 \(gov.wales\)](#)

A brief GIS and management plan has been added to Document 1. This is acceptable for an outline application. When the application for reserved matters is made a more detailed GIS and long-term (at least 25 years) management plan (including, for example, details of how the management is to be funded) will be required.