

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1
Date of previous memo: -
Date: 21/10/2024

SUBJECT: P/24/0239 | Erection of dwelling with parking | Land Adjacent To Lle Hyfryd Mount Pleasant Heolgerrig Merthyr Tydfil CF48 1RY

SITE DESCRIPTION

Vacant plot that includes an area of habitat on a slope to the west. The habitat is directly linked to further habitat to the west (grassland + scrub). This in turn is linked to the wider environment (agricultural fields, trees, hedgerows, woodland, grassland, pond habitat).

PROPOSED WORKS AND POTENTIAL IMPACTS

See table below.

Proposed works	Works likely to impact protected species (if present)
Erection of dwelling with parking together with landscaping of the slope to the west of the site.	Impacts to the habitat on the slope to the west of the site.

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

- ✓ Site of Special Scientific Interest (SSSI):
- ✓ Sites of Importance for Nature Conservation (SINC):
- ✓ NRW Priority Area (Heathland + Grassland):
- ✓ Within a Buglife B-Lines Area:

PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

- ✓ Birds (including Schedule 1¹ and Section 7² species);
- ✓ Fungi + Slime Moulds (including Section 7² species);
- ✓ Invertebrates (including Section 7² species)
 - ✓ Marsh fritillary butterfly (Section 7² species), closest record c.505 from site;
- ✓ Mammals
 - ✓ Bats (European protected species³; some Section 7² species) - closest records for common pipistrelle, c.437m from site);
 - ✓ Hedgehog (Section 7² species);
 - ✓ Harvest mouse (Section 7² species);
- ✓ Reptiles (Section 7² species);
- ✓ Amphibians
- ✓ Vascular plants (including Section 7² species).

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. Plot Adjacent to Lle Hyfryd, Mount Pleasant, Heolgerrig, Merthyr Tydfil, CF48 1RY. Proposed Plans, Elevations & Section drawing prepared by Utopia Design Architectural Services. Drawing No: LLE HYFRYD 01B. Date: Oct 24.
2. Plot Adjacent to Lle Hyfryd, Mount Pleasant, Heolgerrig, Merthyr Tydfil, CF48 1RY. Proposed Plans, Elevations & Section drawing prepared by Utopia Design Architectural Services. Drawing No: LLE HYFRYD 03. Date: Oct 24.

COMMENTS regarding the above documents:

The above documents include information regarding proposed landscaping on the banked area.

The information as presented is confusing – native woodland species are referred to and then a list of species is provided that are not native woodland species.

The list contains majority non-native or introduced species together with invasive species. The only UK native species included is not native to this area of the country. These species are not acceptable.

However, before such landscaping proposals can be made, the habitat(s) currently present onsite must be assessed (see requirements below).

REQUIREMENTS

1. A Preliminary Ecological Appraisal (PEA) 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 PEA 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.

An Aderyn data search is required from SEWBReC (Package C 2km).

2. There will need to be enhancement of the site in line with the Environment (Wales) Act 2016.
3. Planning Policy Wales (PPW 12), Chapter 6 must be considered where relevant to this application.

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.*

- *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.*

A GIS and a long-term management plan (to include details of how the management will be funded) is required.

For further information, see here - [Planning Policy Wales - Edition 12 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12)