

INTERNAL MEMORANDUM

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

Memo number: 1
Date of previous memo: -
Date: 30/01/2026

SUBJECT: P/26/0004 | Two storey side extension, single storey rear extension and other external alterations | 7 Caradoc Street Merthyr Tydfil CF47 8SS

SITE DESCRIPTION

New build property with nearby garden habitat that links the site to nearby valuable parkland habitat of Cyfarthfa Park and to the wooded river corridor of the River Taff.

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

- ✓ Sites of Importance for Nature Conservation (SINC): x3 (closest, Cyfarthfa Park – c.245m);
- ✓ Restored Ancient Woodland Site (RAWS): x1;
- ✓ Within a Buglife B-Lines Area.

PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

- ✓ Birds (including Schedule 1¹ and Section 7² species);
- ✓ Fish (including Section 7² species);
- ✓ Invertebrates (including Section 7² species)
- ✓ Mammals
 - ✓ Bats (European protected species³; some Section 7² species) - closest roost record for unidentified pipistrelle species, c.228m from site);
 - ✓ Otter (European protected species³; Section 7² species);
 - ✓ Hedgehog (Section 7² species);
- ✓ Amphibians
 - ✓ Great crested newt (European protected species³; Section 7 species) - closest record c.482m from site);
 - ✓ Common toad (Section 7² species);
- ✓ Vascular plants.

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. 7 Caradoc Street, Merthyr Tydfil, CF47 8SS. Proposed Single Storey Side Extension with Single Storey Rear Extension drawing *prepared by* Utopia Design Architectural Services. Drawing Number: CARADOC 7 FPFG 04A. Dated: Jan 26.

COMMENTS

Document 1

The drawing features the following enhancement measures:

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

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

1. Hedgehog Gate – *needs dimensions to be added to the drawing (13cm x 13cm).*
2. Native Wildflower 3 sq m – *please define the area proposed.*
3. Bug Hotel Vivaro Pro Woodstone – OK
4. NHBS Sparrow Terrace Schwegler 1SP Sparrow Terrace on the western gable end – *please move to the eastern gable end.*

General

The property is relatively recently built and there appear to be no opportunities for roosting bats (based on Street View images from 2021). Based on this (and *if this can be confirmed* to still be the case), no ecological survey work will be required.

General

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.*

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