

**AWDURDOD PARC CENEDLAETHOL BANNAU BRYCHEINIOG
BRECON BEACONS NATIONAL PARK AUTHORITY**

Merthyr Tydfil CBC Development Control
Civic Centre
Castle Street
Merthyr Tydfil
CF47 8AN

From: Plas y Ffynnon
Cambrian Way
Brecon
Powys, LD3 7HP
Tel: (01874) 624437
Email: [planning.enquiries@beacons-
npa.gov.uk](mailto:planning.enquiries@beacons-
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App Ref: 25/23921/FUL
Officer: Max Webb
Date: 24 July 2025

Dear Sirs,

The Town and Country Planning Act 1990 (as amended)

The Town and Country Planning (Development Management Procedures) (Wales) Order 2012

Proposal: "Refurbishment to an existing derelict barn. Proposal to include a new 3no Bedroom enterprise dwelling with an office/management space for a Holiday let and 1no Bedroom Airbnb/Holiday Let Class C6."

Address: Cwm Farm - Farm House , Cwm Farm Access Road, Pontsticill Merthyr Tydfil CF48 2UU

Grid Reference: E:305916 N:210626

The above application was received in this office on 10 July 2025 The full application can be viewed through our Authority's website <https://bannau.wales/online-applications>

Please forward any comments you may have on the proposal within 21 days of the date of this letter. You can submit your comments via our web site at <https://planningonline.beacons-npa.gov.uk/online-applications> or by email at planning.enquiries@beacons-npa.gov.uk or by post. If a response is not received within this period it will be assumed that you have no comments.

The majority of planning applications submitted to the Authority will be considered under 'Officer Delegated Powers' (Section 101 of the Local Government Act 1972). This enables the Authority to make a decision without referring an application to the Planning Committee.

Yours faithfully,

Max Webb
Planning Officer (DC)

Yr ydym yn croesawu gohebiaeth yn y Gymraeg. Bydd unrhyw ohebiaeth yn y Gymraeg yn cael ei ateb yn y Gymraeg a ni fydd unrhyw gyswllt trwy gyfrwng y Gymraeg yn arwain at oedi yn y mater sy'n cael ei drin.

We welcome correspondence in Welsh. Any correspondence in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in the matter being dealt with.



Brecon Beacons National Park Authority

Plas y Ffynnon, Cambrian Way, Brecon, Powys, LD3 7HP

Telephone: (01874) 620431

E-mail: planning.enquiries@beacons-npa.gov.uk

Website: www.bannau.wales

Chief Executive: Catherine Mealing-Jones

The Authority welcomes correspondence in Welsh or English

Awdurdod Parc Cenedlaethol Bannau Brycheiniog

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Prif Weithredwr: Catherine Mealing-Jones

Mae'r Awdurdod yn croesowu gohebiaeth yn y Gymraeg neu'r Saesneg