

INTERNAL MEMORANDUM

To	Kate Glover
From	Matt Davies
Memo #	2
Date	03/09/2026
Previous memo date	01/07/2026
Application:	P/26/0133 The change of use and extension to the building complex to create six units of holiday accommodation, along with internal and external works, the creation of a carpark and associated engineering and landscaping works. Pandy Farm Brecon Road Merthyr Tydfil CF47 8PA

SITE DESCRIPTION

Pandy Farm, an early nineteenth-century model farm complex which includes the farmhouse, clocktower and associated agricultural buildings. The site contains four individually listed buildings; the farmhouse and three barns. The buildings are set within landscaped grounds and are situated near a range of habitats of value to a range of protected species.

PROPOSED WORKS AND POTENTIAL IMPACTS

Proposed works	Works likely to impact protected species (if present)
Change of use & extension to the building complex, creating 6 no. units of holiday accommodation. Internal and external works. Creation of carpark & associated engineering & landscaping works.	Yes, for example - roosting bats, nesting birds, hedgehogs, invertebrates.

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

✓ Sites of Importance for Nature Conservation (SINC)	5x - closest, Cwm Taf Fechan (c.131m)
✓ Restored Ancient Woodland Site (RAWS)	1x – within Cyfarthfa Park
✓ Within a Buglife B-Lines Area	

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);	Black-headed gull, chaffinch, coot, herring gull, lesser black-backed gull, magpie (c.38m)
✓ Fish (including Section 7 ² species);	Brown trout (c.86m)
✓ Invertebrates (including Section 7 ² species)	White-letter hairstreak (c.409m)
✓ Marsh fritillary butterfly (Section 7 ² species);	(c.1361m)
✓ Mammals	
✓ Bats (European protected species ³ + some Section 7 ² species);	There are nearby bat roost records for common pipistrelle, soprano pipistrelle, brown long-eared bat,

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

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

	lesser horseshoe bat, greater horseshoe bat. NB almost all these records are associated with Cyfarthfa Castle. The records include likely maternity roosts for common and soprano pipistrelle, possible maternity use by brown-long-eared bat and roosts for both lesser and greater horseshoe.
✓ Otter (European protected species ³ + Section 7 ² species);	(c.171m)
✓ Hedgehog (Section 7 ² species);	(c.28m)
✓ Badger;	(c.663m)
✓ Weasel;	(c.385m)
✓ Amphibians	
✓ Great crested newt (European protected species ³ + Section 7 species);	(c.748m)
✓ Common toad (Section 7 ² species);	(c.488m)
✓ Vascular plants (including Section 7 ² species).	Lesser butterfly orchid (c.182m)

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION (*updated document versions highlighted in **bold***)

1	Pandy Farm, Merthyr Tydfil. Bat Report and Ecology Assessment <i>prepared by Ecology Planning</i> . Report Reference: 1703/04a. Dated 23/08/2026.
2	Pandy Farm. Proposed Roof Plan, 3-0107. Revision A <i>prepared by Rural Office, on behalf of Mr K Jones</i> . Dated: 09/06/2026.
3	Pandy Farm. Proposed Details Sheet 02, 3-0138. Revision A <i>prepared by Rural Office, on behalf of Mr K Jones</i> . Dated: 09/06/2026.
4	Pandy Farm, Brecon Road, Merthyr Tydfil, CF47 8PA. Planning Statement: Including Green Infrastructure Statement. KH 23191, <i>prepared by Tomkins Thomas Planning on behalf of Mr Kevin Jones</i> . Dated: June 2026.

REQUIREMENTS AND COMMENTS

*Document 1 (remaining and further issues highlighted in **bold**)*

- Please can example images from the Night Vision Aids used for the surveys be included in Document 1?
- As there is suitability for non-classic hibernation, a bat hibernation box should be added as part of the compensation measures.

Documents 2 and 3

- These documents are acceptable.

Document 4

- The Green Infrastructure Statement (GIS) element of this document does not include sufficient detail. An amended GIS is required. The GIS must include the following:
 - A description of how green infrastructure has been incorporated into planning proposals;
 - A demonstration of how the step-wise approach (the means of demonstrating the steps taken towards securing a Net Benefit for Biodiversity) has been applied;

- The highlighting and description of up-to date baseline data considered and up-to-date surveys and assessments undertaken, sustainable drainage statements, landscape and ecological management plans etc.
- Consideration of ecosystem resilience by using the DECCA (Diversity, Extent, Condition, Connectivity, Adaptability) framework.
- Cross referencing with the Long-term Landscaping, Habitat & Ecology Scheme (see below).

- A Long-term Landscaping, Habitat & Ecology Scheme (LHES) is required. The LHES must include, but not be limited to, the following:
 - Details (including a plan/drawing) of both the retained and new landscaping/habitat/green infrastructure.
 - A planting plan - NB all species will be native and of local (if not Welsh) provenance.
 - Long term⁴ establishment, maintenance and management measures for all onsite landscaping/habitat/green infrastructure (both retained and new).
 - Details of other ecological measures, e.g., bat boxes, bird boxes, hibernacula, gaps in boundaries for hedgehogs etc.
 - Monitoring post-development for all onsite landscaping/habitat/green infrastructure and other ecological measures.
 - Details of how a net benefit for biodiversity will be achieved within as short a time as possible and be locally responsive and relevant to local circumstances.
 - Details of the funding mechanisms to meet the maintenance, management and monitoring objectives including details of the responsible person or company. NB the funding mechanism must anticipate and take account of costs rising over time.

- An internal and external Lighting Scheme is required, which must conform to the latest guidance.
 - A. Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
 - B. Good Practice Guidance: Planning for the Conservation and Enhancement of Darks Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>
- The Lighting Scheme must include, but not be limited to the following:
 - The results of an onsite ambient light level survey to be used as a baseline;
 - Light spill drawings showing horizontal and lux vertical illuminance contour plans (down to a lux level of 0.2) The lighting plan must demonstrate dark zones at the boundaries and across/through the site. Known bat roosts and wildlife boxes/slates must not be illuminated and there must be dark routes to allow barrier free access to roosts and boxes;
 - Details of the siting and type/model of external lighting to be used, including colour temperature to be used both during construction and operation; Luminaire model/specifications must be added with hyperlink to the data sheets

⁴ for the lifetime of the development or at least 25 years

- The survey and drawings must be undertaken and produced by a competent lighting professional. The Lighting Scheme must conform to the latest guidance and any updates to these documents or further guidance regarding lighting that may be published subsequently.
- As per the principles set out in Document B (above) light must only be used where and when necessary. Therefore, lighting should be controlled by switch off, dimming or PIR sensors. There is no reason lights should remain on continuously from dusk until dawn.

Advisory notes to be added to the decision notice:

BATS

Warning: A European Protected Species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>

NESTING BIRDS

All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings/structures with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.