
From: South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk>
Sent: 17 May 2023 16:08
To: Planning DC
Subject: P/22/0315 - Pandy Farm (Minor) (V3) - NRW Response NRW:01165672
Attachments: P_22_0315 Pandy Farm V3.pdf

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Annwyl Huw

Amgaeaf ein hymateb i'r cais uchod, ac os oes gennych unrhyw ymholiadau, mae croeso i chi gysylltu â mi.

Cofion Cynnes

Dear Huw

Please find attached our response to the above application, if you have any queries please do not hesitate to contact me.

Kind Regards
Claire McCorkindale

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: 03000 653098
www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

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17/05/2023

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: Re-roofing of the south stables, coach house stables and coach house, to relay the slate roof, provide new ridge details, eaves boards and gutters. Insert conservation rooflights

LLEOLIAD / LOCATION: Pandy Farm, Brecon Road, Merthyr Tydfil CF47 8PA

Thank you for re-consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 2 May 2023.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the documents identified below are included in the approved plans and documents condition on the decision notice:

- *'Pandy Farm, Merthyr Tydfil. Bat Report (Report Ref 1703/02e)'* by Ecology Planning dated 17/4/23;
- Drawing 3-0115 *'Pandy Farm. Proposed Elevations 01 (Rev B)'* by Rural Office dated 27/3/23;
- Drawing 3-0116 *'Pandy Farm. Proposed Elevations 02 (Rev B)'* by Rural Office dated 23/3/23;
- Drawing 3-0118 (Rev A) *'Pandy Farm. Proposed Details Sheet 01'* by Rural Office dated 27/4/23;
- Drawing 3-0111 (Rev D) *'Pandy Farm. Existing and Proposed Roof Plans'* by Rural Office dated 27/4/23.
- Drawing 3-0119 *'Pandy Farm. Proposed Details Sheet 02'* by Rural Office dated 26/10/22.

Please note, without the inclusion of these documents we would object to this planning application. Further details are provided below.

European Protected Species (Bats)

We note the submission of the following revised drawings:

- Drawing 3-0118 (Rev A) '*Pandy Farm. Proposed Details Sheet 01*' by Rural Office dated 27/4/23;
- Drawing 3-0111 (Rev D) '*Pandy Farm. Existing and Proposed Roof Plans*' by Rural Office dated 27/4/23.

We have considered these alongside drawing 3-0119 previously submitted.

In view of this additional information, we consider that there should not be a detriment to the maintenance of the favourable conservation status of the bat species present, providing that the bat mitigation measures set out in section 5 and Appendix 3 of the above bat report and the drawings referenced are implemented.

As such, we recommend that planning permission should only be granted if all the documents as listed above are included within the scope of the condition, identifying the approved plans and documents on the decision notice.

European Protected Species Licensing

We advise that the applicant seeks a European Protected Species licence from Natural Resources Wales under Regulation 55 of The Conservation of Habitats and Species Regulations 2017 before any works on site commence that may impact upon bats. Please note that the granting of planning permission does not negate the need to obtain a licence. We take this opportunity to highlight to the applicant that NRW will not license the use of breathable roofing membrane in areas dedicated for use by bats.

In line with the 'Dear CPO' letter issued by Welsh Government on 1st March 2018, we request that the following informative is attached to any planning permission granted by your Authority:

European Protected Species Licensing informative to be included on any planning permission granted:

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 capture, kill or disturb EPS or to 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.

Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorising the specified activity/ development to go ahead.

To undertake the 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/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>.

We may wish to discuss aspects of the proposed bat mitigation with the applicant in more detail at the EPS licence application stage. Please note that any changes to plans between planning consent and the EPS licence application may affect the outcome of the licence application.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Claire McCorkindale

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales