

INTERNAL MEMORANDUM

To: Gareth Davies
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 2
Date of previous memo: 19/08/2025
Date: 02/09/2025

SUBJECT: P/25/0219 | Retention and completion of conversion of cowshed to 2no. holiday lets | Berthlwyd Farm Pentwyn Road Treharris CF46 5BS

SITE DESCRIPTION

A retrospective application for the conversion of a disused barn to x2 holiday lets. The submitted Listed Building Heritage Impact Assessment report includes a photograph and a description of the building prior to commencement of works. It is clear from this information that the build had suitability for roosting bats and nesting birds and should have had ecological surveys before any works were undertaken. NB there are nearby onsite records for common pipistrelle roosts.

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. Berthlwyd Farm, Pentwyn Road, Quakers Yard. Green Infrastructure Assessment document. Date received 06/08/2025. **NB the document is undated, there is no version number/code and there is no information regarding authorship. This is required.**
2. Proposed Elevations-Rev B.pdf. Info within document states: PROJECT - BERTHLWYD FARM, PENTWYN ROAD, QUAKERS YARD. DRAWING - EXISTING ELEVATIONS. DRG. NO. – 02. AMENDMENTS: A. Specification os [sic] Bat and Bird boxes amended. Lighting specification improved. Sept 2025. *[Received by the LPA ecologist in an e-mail dated: 02/09/2025.]*

COMMENTS

The above report (1) and drawing (2) are acceptable and can be included as approved documents on the decision notice should planning permission be granted. The measures will be implemented as set out within the documents.