

INTERNAL MEMORANDUM

To: Gareth Davies
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 19/08/2025

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.

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

- ✓ Sites of Importance for Nature Conservation (SINC): x6 (closest to site, Craig Berthlwyd, c.45m)
- ✓ Ancient Semi Natural Woodland (ASNW): x6

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)
- ✓ Lichens (including Section 7² species);
- ✓ Mammals
 - ✓ Bats (European protected species³; some Section 7² species) - **closest roost records for common pipistrelle, onsite**;
 - ✓ Otter (European protected species³; Section 7² species);
 - ✓ Dormouse (European protected species³; Section 7² species);
 - ✓ Hedgehog (Section 7² species);
- ✓ Reptiles (Section 7² species);
- ✓ Amphibians
 - ✓ Common toad (Section 7² species);
- ✓ Vascular plants

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. Existing Elevations Drawing Number 02. 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.**

COMMENTS

Document 1 (the Green Infrastructure Statement, GIS) should include habitat creation where possible, so the scheme can contribute towards Green Infrastructure. There are likely to be opportunities across the site to

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

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

introduce habitat and proposals to create habitat should be submitted along with a proportionate long-term management scheme including details of the funding mechanism and person responsible. NB Specifically in terms of a GIS, wildlife boxes are a last resort where habitat creation is not possible or feasible.

Document 1 includes a reference to a bat and bird box and cites the Existing Elevations Drawing Number 02 (Document 2). There are several issues:

- The inclusion of bat and bird boxes may not compensate for the loss of the opportunities for roosting bats and nesting birds that were present in the building prior to commencement of works. They may, therefore, not represent a biodiversity enhancement or Net Benefit for Biodiversity (NBB).
- There is no information regarding the model types or numbers of bat and bird boxes. As no surveys were undertaken prior to commencement of works, any use of the building by roosting bats and nesting birds is unknown. The minimum requirement therefore to be acceptable in terms of compensation and enhancement, will be x2 bat boxes and x3 bird boxes added to the building. The bat boxes must be suitable for summer and winter use (e.g., [1WI Schwegler Summer and Winter Bat Box | NHBS Practical Conservation Equipment](#) or [1WQ Schwegler Summer & Winter Bat Roost | NHBS Practical Conservation Equipment](#) or equivalent). The bird boxes must include x2 swift boxes (if the building is suitable, e.g., [No. 17A Schwegler Swift Nest Box \(Triple Cavity\) | NHBS Practical Conservation Equipment](#) or equivalent) and a house sparrow terrace (e.g., [1SP Schwegler Sparrow Terrace | NHBS Practical Conservation Equipment](#) or equivalent). All boxes must be constructed from woodstone or woodcrete rather than timber for reason of longevity.
- The bat and bird boxes are not marked on the Existing Elevations Drawing Number 02 (Document 2). This is required.
- Details of onsite lighting are required. Dark zones at the boundaries and across the site must be in place. Wildlife boxes must not be illuminated (bat, bird) and there must be dark routes to allow barrier-free access to the boxes. The Lighting Scheme must conform to the latest guidance.
 - i. 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/>
 - ii. 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>