

**INTERNAL MEMORANDUM**

Date: 21/04/2026

Planning Application Ref: P2024/0255

**OLD FARMERS ARMS, EFAL FACH, PONTRHYDYFEN  
BIODIVERSITY COMMENTS**

The Countryside and Wildlife Team, in responding to the above application, provides the following substantive response:

|                                                                                                           |                                     |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>No comment</b>                                                                                         | <input type="checkbox"/>            |
| <b>No objection</b> (subject to any specified conditions below)                                           | <input checked="" type="checkbox"/> |
| <b>Concerns have been identified</b> (see below for how those concerns can be addressed by the applicant) | <input type="checkbox"/>            |
| <b>Objection</b> – on the grounds set out below                                                           | <input type="checkbox"/>            |

**Comments and recommendations:**

**Surveys and other requirements needed prior to determination:**

Prior to determination of the application the following information is required to be submitted to inform the decision:

- None

**Conditions:**

If the application is to be granted it is recommended that the following be conditioned into the permission:

**Biodiversity enhancement:** shall take place as outlined in Green Infrastructure Statement as provided.

**Informatives:**

If the application is to be granted it is recommended that the following informative notes be included in the permission:

**Bat Advisory**

## Biodiversity Consultation Response

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Bats often roost in houses and other buildings, and work on this building may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales must be contacted.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work shall cease and NRW should be contacted immediately.

Where bats or their roosts are present, no works of site clearance, demolition or construction shall take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

Studio 15, Cloisters House, Cloisters Business Centre, 8 Battersea Park Road, London, SA8 4BG, 0345 1300 228

**The Authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions, under the Environment (Wales) Act 2016. It is therefore essential that the above recommendations for the conservation of biodiversity be followed to ensure that the Planning Authority complies with this statutory requirement along with the adopted guidance in the Biodiversity supplementary planning guidance and TAN 5 (2009).**

If you require further clarification of any of the above points please contact Lewis Badham.

Lewis Badham BSc (Hons)

A handwritten signature in black ink, appearing to read 'L. Badham'.

Ecologist (Planning)