



Archaeoleg Morgannwg-Gwent

Heneb

Glamorgan-Gwent Archaeology

Our ref: MTY0293/HB

ARCHAEOLOGICAL PLANNING

Head of Planning
Merthyr Tydfil County Borough Council
Unit 5
Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

30th July 2026

FAO: Kate Glover

Dear Sir/Madam,

Re: 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 at Pandy Farm Brecon Road Merthyr Tydfil
Pl.App.No.: P/26/0133

Thank you for consulting us about this application; consequently we have reviewed the detailed information contained on your website and can confirm that **the proposal will require historic environment and archaeological mitigation.**

We have reviewed the information held in the regional Historic Environment Record (HER), which shows that the application area is situated within the Historic Landscape Character Area of Cyfarthfa Iron Works and Associated Features (HLCA012A). Pandy Farmstead is recorded in the HER as an historic farmstead of courtyard plan type, built around 1825, and comprised of three Grade II Listed Buildings; Pandy Farmhouse (Cadw ref: 11404), L-Plan Stable Ranges (Cadw ref: 11407) and Clock Tower (Cadw ref: 11405), all designated for Group value with other listed items at Pandy Farm and Cyfarthfa Castle park.

The application is for 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. We have reviewed the historic ordnance survey mapping (dated 1875 and 1904) which shows features within the area of the proposed extension and carpark. The proposed plans also indicate changes to the existing interior form and layout of the structures. We also note the submitted documents, which includes a Heritage Statement and Heritage Impact Assessment (Reference: 179, dated 09.06.26). The report details that the proposed new build concerning the Cow Housing structure is within the footprint of a former, now-lost range, and also notes the proposed recording of historic features within the main foldyard, lower stable courtyard and rickyard areas, as detailed in the report, to mitigate any potential loss of fabric during the proposed works. Consequently, it is considered that there is potential for earlier building foundations, remains, features and fabric to be encountered during the proposed works.

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PSG / CEO: Richard Nicholls

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Therefore, as the proposed works will alter the original form and layout of the structure, along with the possibility of revealing or concealing earlier features and fabric of the building, we recommend that two conditions should be attached to any planning consent granted.

Firstly, in order to preserve the current form and layout of the existing structures by record, and to mitigate the impact of the development on the historic environment, we recommend that a condition requiring the applicant to submit a detailed written scheme of investigation for an appropriate programme of historic building recording and analysis should be attached to any consent granted by your Members. We envisage that this programme of historic building recording takes the form of a **Level 3 Survey** as set out in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016) and to an agreed Written Scheme of Investigation (WSI). This will include a measured scale in the photographs taken, and also a directional plan detailing where the photographs have been taken on site.

To ensure that work is carried out in a suitable manner, we therefore suggest that a condition worded in a manner similar to model condition 73 given in Welsh Government Circular 016/2014 is attached to any consent that is granted in response to the current application.

This condition is worded:-

No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority

The justification for the imposition of the condition would therefore be: -

Reason: *As the building is of architectural and cultural significance the specified records are required to mitigate impact.*

Secondly, we recommend that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members.

We envisage that this programme of work would take the form of Archaeological Monitoring and Recording, during the groundworks required for the development with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results. To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014:

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No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

We also recommend that a note should be attached to the planning consent explaining that:

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), [CIfA regulations, standards and guidance](#) | [CIfA](#) and it is recommended that it is carried out either by [a CIfA Registered Organisation](#) or a [MCIfA level accredited Member](#) | [CIfA](#)

If you have any questions or require further advice on this matter, please do not hesitate to contact us.

Yours faithfully,

H. Bowden

Hannah Bowden BA (Hons) MSc MCIfA
Stewardship Officer

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