



Our ref: MTY0226/RD

ARCHAEOLOGICAL PLANNING

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

31st July 2025

Dear Sir

Re: Demolition, ground reclamation and remediation and outline planning application with all matters reserved (except for the main access points) for the comprehensive redevelopment of the former Hoover site to create a new neighbourhood, including up to 441 new homes, 1.5 hectares of employment land (including B1 (business), B2 (general industrial), B8 (storage and distribution) and sui generis uses), community hub (including A1 (shops), A2 (financial and professional services) A3 (food and drink), B1 (business), D1 (non-residential institutions) and sui generis uses, community heat hub, metro station and transport hub (including transport interchange and parking), a network of open spaces (including parkland, active travel routes, areas for informal recreation and SUDS attenuation features) together with associated works, including improvement/works to the highway network

Former Hoovers Site Pentrebach Road Pentrebach CF48 4TU

Pl.App.No.: P/25/0165

Thank you for consulting us about this application; we can confirm that **the proposal requires archaeological mitigation**.

We have consulted the information in the Historic Environment Record (HER), and note the submission of an Archaeological Assessment by EDP (report no. edp9020_r002a, dated February 2025). As the Assessment notes, the site was previously developed in association with the Plymouth Ironworks. Specifically it contained tramroads and tips of industrial waste. Subsequently the various phases of the Hoover Factory were constructed, beginning in 1948. This includes two historic assets, the Hoover Factory frontage, and the semi-circular security hut. As such due consideration should be given to preserving the structures within the proposed scheme.

The previous construction of the factory buildings are likely to have had adverse effect on any potential remains present within the underlying alluvial material. As such it is unlikely that significant below-ground remains will be encountered during the course of the proposed development.

**PLANNING SERVICES
GWASANAETHAU CYNLLINIO**

Heneb is the trading name of

THE TRUST FOR WELSH ARCHAEOLOGY

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Cadeirydd / Chair: Dr Carol Bell

PSG / CEO: Richard Nicholls

Cwmni Cyfyngedig (1198990) ynghyd ag Elusen Gofrestredig (504616) yw'r Ymddiriedolaeth

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However, the potential impact on both the Hoover Factory frontage, and the semi-circular security hut will likely require archaeological mitigation in order to preserve the structures by record. This is consistent with our response to the LDP.

Therefore, we recommend that a historic building survey is made prior to any work commencing. We would recommend that this takes the form of a **Level 2** survey as set out in “*Understanding Historic Buildings: A Guide to Good Recording Practice*”, Historic England, 2016. This will include a measured scale in the photographs and a directional plan.

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.*

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 (CIIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.

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

Yours faithfully

R. Dunning

Rob Dunning BSc MCIfA
Archaeological Planning Officer

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