

# DELEGATED REPORT

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| <b>Application No:</b>                  | <b>P/25/0330</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Site Address:</b>                    | <b>Cyfarthfa Castle<br/>Cyfarthfa Park<br/>Merthyr Tydfil<br/>CF47 8RE</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Development:</b>                     | <b>Works to the roof to include new walkways, fixed ladder access, new insulation and associated parapet and clerestory windows. Installation of new gutters and replacement of rainwater goods. Works to external elevation to include replacement windows, new doors and repair or replacement of lintels. Internal works to include the installation of new steel beams, repairs to timber reinforcements, new loft access hatch and bat boxes and minor revisions to the approve drainage scheme</b> |
| <b>Case Officer:</b>                    | <b>Gareth Davies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Site Visit:</b>                      | <b>17th December 2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Application Expiry Date:</b>         | <b>6th February 2026</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Consultation reply date expired:</b> | <b>15th January 2026</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## APPLICATION SITE

This application relates to Cyfarthfa Castle and its grounds. Cyfarthfa Castle is a Grade I Listed Building located within the Cyfarthfa Park Conservation Area. The grounds and surroundings of the property is also on the Cadw ICOMOS Register of Listed Registered Parks and Gardens with a grade II\* listing.

Cyfarthfa Castle is located within 160 acres of mixed parkland, on a plateau overlooking the site of the Former Cyfarthfa Ironworks to the north of the town centre. To the rear of the castle is woodland, whilst to the front is the car park and parkland with occasional trees along with the lake on the western edge of the site. The park is bound by Brecon Road to the west and south-west, Gurnos Road to the north-west and north, and residential streets to the east and south-east. The park slopes towards the River Taff to the west.

Cyfarthfa Castle was designed by the London Architect Robert Lugar in 1824-25 in the picturesque style. The building is constructed from coursed ashlar masonry set beneath a crenelated parapet. The castle layout is broadly rectangular in shape, and the arrangement of the buildings is asymmetrical with the family rooms located on the

southeast side of the building and the former school on the northwest. The castle museum also occupies part of the building. The two main elevations of the castle remain unaltered from their original construction and therefore are of considerable architectural and symbolic importance. However, the overall value of the building is reduced by the extensive changes made to both the interior and exterior in the early 20<sup>th</sup> century.

In this instance the proposals relate to works within the Castle itself.

## **PROPOSED DEVELOPMENT**

The current proposals seek Listed Building Consent for modification to the roofs as part of a repair, including improved maintenance access, ecology interventions, increased rainwater capacity in gutters and rainwater goods, restoration of missing hoppers and two new doors. Details are also included of proposed works to address changes to the drainage arrangements previously approved under application P/25/0178.

The proposals are described as a package of urgent remedial works intended to halt the ongoing deterioration to the condition of the castle especially the upper floors which have suffered from long term water ingress and neglect. The works are described as follows: -

### **General works to the south east range roofs**

- Stepped walkways to facilitate safe access to the lead gutters along the southern and eastern facades.
- New fixed ladders with integrated lifeline systems to provide access to the lower roofs.
- A constant force post and mansafe system to all walkways to enable secure and continuous attachment for maintenance personnel.
- Installation allowing access to the roofs where external ladder access is not feasible.
- New walkways within attic spaces to support safe inspection and ongoing monitoring in these areas.
- Localised like for like repairs and timber reinforcements to eastern and southern roofs.

### **Works to flat roof – room 14**

- Replacement of existing single ply roof covering with new tapered insulation system and bituminous membrane covering.
- Adjustment of parapet height to account for 450mm increase in height of flat roof.
- Installation of freestanding guard rail system set back from the roof edge.
- Replacement of narrow clerestory windows overlooking flat roof of room 14 with like for like windows on raised cills to accommodate increased roof build up.

### **Works to room 22.**

- Raising of parapet to achieve 150mm upstand from new lead gutter to dpc course below coping stone.

### **Works to room 9**

- Increase pitch of roof to room 9 from 20° to 25° to improve weathering performance.

## **Gutters and downpipes**

- Installation of new downpipes (6no.) to improve rainwater management to south east towers and front porch.
- Minor alterations/partial removal of existing downpipes in central and east courtyard.
- Replacing existing finish in box gutters with code 7 lead.
- Replacing a number of hoppers across the south east ranges and courtyards.

## **External elevations**

- Replacement of 1no. boarded up window on principal elevation (ground floor of caretaker's house) with new sash window to reinstate the historic character and appearance of the principal elevations.
- Removal of redundant vents on infill panels to windows across courtyard elevations and provision of glazing.
- Like for like replacement of small non-openable timber window adjacent to entrance to caretaker's house on south east elevation of central courtyard.
- Provision of new doors and new ironmongery to east elevation and central courtyard.
- Removal of high-level windows hidden behind modern metal cladding panels in east courtyard and infilling of openings with masonry.
- Localized replacement of degraded lintels with pre-cast concrete to match existing.
- Localised like for like repairs and timber reinforcements to eastern and southern roofs and area of stair landing within caretaker's house.
- Localised crack/fracture stitching to masonry and lintels across facades.

## **Internal works**

- Installation of new steel beams beneath existing structural deck and new dropped ceiling to conceal steelwork within first floor spaces over room 1.55A and part of corridor 1.31C.
- Localized like for like repairs and timber reinforcements to eastern and southern roofs and area of stair landing within caretaker's house.
- Installation of internal loft access within room 1.41 to provide access for inspection and maintenance.

## **Drainage**

- Excavation around buried tunnel and pilot drill
- Core drilling of the existing tunnel wall and installation of a drainage pipe, as part of the wider drainage scheme.

## **Ecology**

- Installation of a range of bat boxes and access points as set out in the ecologist's recommendations, to support the existing bat populations.

In addition to the submitted plans this application is also supported with: -

- An Access Statement, and.
- A Heritage Impact Assessment.

## PLANNING HISTORY

P/25/0272 – refurbishment of main and secondary WC's, upgrade and extension of CCTV provision, improved exhibition lighting, and installation of Wi-Fi throughout the Museum spaces. LBC granted 22<sup>nd</sup> December 2025

P/25/0178 – installation of surface water drainage around the perimeter of the castle with associated manholes and gullies – Approved 28<sup>th</sup> July 2025.

P/25/0087 – repair, replacement and installation of new drainage pipes, attenuation tank, and manholes – Approved 23<sup>rd</sup> May 2025

P/23/0051 – Install new timber door and 2 flues on the front elevation of the boiler room at Cyfarthfa Castle (Listed Building Consent) – Approved 18<sup>th</sup> April 2023

P/22/0055 - Opening works to ascertain the condition of the structure (Listed Building Consent – Approved 13<sup>th</sup> May 2022

P/20/0216 - Patio / terrace decking extension to Canolfan Building and Splash pad plant room extension, new changing room pod, bin store, footpaths, and bridge – Approved 4<sup>th</sup> February 2021

P/12/0270 - Creation of new footpaths and re-surfacing of existing paths with associated drainage works and stone walls – Approved 21<sup>st</sup> January 2013

P/12/0268 - Hard landscape works to castle forecourt – Approved 7<sup>th</sup> March 2013

P/10/0009 - Variation of Condition 1 of planning consent P/09/0167 (erection of Woodland Centre) relating to amended materials – Approved 11<sup>th</sup> March 2010

P/09/0343 - Toilet and plant room building (associated with the Woodlands Centre and splash play pad) – Approved 11<sup>th</sup> February 2010

P/09/0167 - Proposed Woodland Resource Centre, terrace cafe, wet and dry play areas, and landscaping – Approved 26<sup>th</sup> October 2009

P/08/0108 - Erection of new gates to west and south elevations of main entrance portico – Approved 11<sup>th</sup> November 2008

P/08/0107 - Erection of new gates to west and south elevations of main entrance portico (Listed Building Consent) – Approved 4<sup>th</sup> November 2008

## CONSULTATION

Council Ecologist – No objections

Heritage officer – No objections

Regeneration – No response received.

Parks – No objections

Historic Buildings and Places – No objections

The Georgian Group – No objections

Natural Resources Wales – No objections

## PUBLICITY

In accordance with the Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024, site notices were displayed in the vicinity of the site on 22<sup>nd</sup> October 2025 and a press notice was published on 30<sup>th</sup> October 2025.

No objections or observations have been received as a result of the consultation exercise.

## PLANNING POLICY

### National planning context

#### The Historic Environment Wales Act 2023 (HEWA 2023)

##### *Section 96(2) of the HEWA 2023*

*“In considering whether to grant listed building consent, a planning authority or the Welsh Ministers must have special regard to the desirability of preserving—*

- (a) the listed building to which the application relates,*
- (b) the setting of the building, and*
- (c) any features of special architectural or historic interest the building possesses.”*

##### *Section 160(1) of the HEWA 2023*

*“In exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area.”*

Section 97(1) of the HEWA 2023 states *“Listed building consent may be granted subject to conditions.”*

#### Future Wales 2040 The National Plan:

Future Wales provides guidance on matters relevant to this application, including, but not limited to: -

- Policy 1 - Where Wales will grow.
- Policy 2 - Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 4 – Supporting the rural economy.
- Policy 33 – National Growth Area – Cardiff, Newport, and the Valleys

Planning Policy Wales (Edition 12, February 2024) Planning Policy Wales sets out Welsh Government's requirements on matters relevant to this application:

Paragraph 6.1.6 The Welsh Government's specific objectives for the historic environment seek to:

- protect the Outstanding Universal Value of the World Heritage Sites.
- conserve archaeological remains, both for their own sake and for their role in education, leisure, and the economy.
- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous; 101 preserve the special interest of sites on the register of historic parks and gardens; and
- protect areas on the register of historic landscapes in Wales.

Paragraph 6.1.7 It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage.

Paragraph 6.1.10 There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting, or any features of special architectural or historic interest which it possesses.

Paragraph 6.1.11 For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival or provide it with a sound economic future<sup>1</sup>.

#### Welsh Government Technical Advice Note 24: The Historic Environment

Paragraph 5.9 requires that any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of Listed Building Consent...When considering any application for listed building consent, the local planning authority or the Welsh Ministers must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 5.13 When determining a listed building consent application, the local planning authority should consider the following issues:

- The importance and grade of the building and its intrinsic architectural or historic interest.
- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.
- The impact of the proposed works on the significance of the building.
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment

### Local planning context

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

The relevant LDP Objectives are:

- LDP Objective 4 Regeneration: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.
- LDP Objective 5 Infrastructure: To ensure that community infrastructure and open space support the regeneration of local communities.
- LDP Objective 6 Sustainable Design: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.
- LDP Objective 8 To support existing community facilities and suitable community led development.
- LDP Objective 9 To protect, enhance and promote all heritage, historic and cultural assets.
- LDP Objective 10 Biodiversity: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.

The following development plan policies would apply:

- Policy SW4: Settlement Boundaries
- Policy SW9: Planning Obligations
- Policy SW11: Sustainable Design and Placemaking
- Policy SW13: Protecting and Improving Local Community Facilities
- Policy CW1: The Historic Environment
- Policy CW2: Cyfarthfa Heritage Area
- Policy EnW1: Nature Conservation & Ecosystem Resilience
- Policy EnW4: Environmental Protection
- Policy EnW5: Landscape Protection

The following Supplementary Planning Guidance (SPG) is applicable:

- Guidance Note 4 Sustainable Design (July 2013)

## PLANNING CONSIDERATIONS

The key considerations in the determination of this application for Listed Building Consent is that the proposed development meets the requirements laid down in legislation as cited above, and that of planning policy at the national and local level that aims to preserve and enhance the unique qualities of Cyfarthfa Castle a grade I listed building and its surrounding listed grounds. In this instance, the intended works are for the most part hidden from public view or represent clear restoration objectives for the building, highways and landscape considerations do not feature in establishing the acceptability or otherwise of the proposed works. As the works affect the roof of the premises then ecological considerations particularly with regard to the buildings bat population have been considered in the design of the proposed alterations and repairs.

The castle and grounds are central to the history and development of Merthyr Tydfil and notably have high evidential, historic, aesthetic, and communal value in itself and the wider setting and group value of the listed building and grounds to the town and beyond is considerable. Further the estate is also recognised as an archaeologically sensitive area as elements of the estate such as stables, kitchen gardens and icehouse which have been lost over time and there may be potential for remains to exist. This should not prevent the works proposed within the castle itself.

The proposed works have been assessed in relation to their impact on the significance of the listed building, considering the nature of the proposed intervention and workmanship and the degree to which historic fabric or character is affected.

The proposed works are relatively modest in the context of the building and the wider estate and are necessary interventions focussed on the long-term preservation of the building in an appropriate manner that is also sympathetic to its status. The proposals would build in long term resilience to the Cyfarthfa Castle and achieve that in a manner that respects the status of the property with only minor adverse impact to the building itself, which in this case is justified on the basis that the works will address current problems and enable the survival of the building itself into the future.

The Heritage Statement submitted in support of the application sets out in detail the context of the site and its importance. The report addresses the sites various statutory designations and relevant national and local planning policies that need to be considered. The report then goes on to consider the history and development of the site, its historical significance. The report then briefly outlines the proposed development before undertaking a Heritage Impact Assessment in respect of the proposed changes. The methodology evaluates the impact of measures on the special interest of the identified historic assets – this verifies the harm or benefit that would result from the proposed changes and in the case of the former, the ameliorating effects of any mitigation offered. The level of impact of any proposed alteration is then evaluated against a scale which ranges from High Positive through neutral to High Negative. The works to the roof are in the range of minor positive to minor negative in terms of their effect and impact on the building, whilst the works to the gutters and downpipes range from moderate positive through to minor negative. The works proposed for the external elevations are considered to range from moderate positive to moderate negative though for the most part there is considered to be no impact at all.

The internal works have an impact on the historic building that range between minor negative and none. The necessary ecology works are not considered to have any impact on the historic integrity of the building.

### Assessment of Impact

The proposed works have been developed in response to the deteriorating condition of the building, particularly long-standing water ingress affecting roofs, parapets, rainwater goods and associated internal fabric. The interventions are primarily repair-led and preventative, with the objective of arresting decay and securing the building's long-term conservation.

The works will involve a limited degree of physical intervention into historic fabric, including dismantling and rebuilding of parapets, alterations to roof pitches, insertion of new access equipment, the drilling of the drainage pie through the buried tunnel, and localised structural interventions. This constitutes minor and localised harm to the historic fabric of the building. However, this harm is confined to secondary architectural elements with limited or no visual prominence and is justified by the need to prevent ongoing deterioration that would otherwise result in far greater loss of historic fabric.

Where historic materials are disturbed, they will be carefully dismantled, recorded, and reused wherever possible. Replacement will be limited to instances where repair is demonstrably unviable and will be undertaken on a like-for-like basis. Adjustments to parapet heights and roof pitches are modest, follow existing architectural logic and are necessary to improve weathering performance and drainage.

The introduction of roof access equipment and safety systems will result in additional fixings to the building; however, these are located in areas of low visual prominence, designed to be reversible and essential to enable regular inspection and maintenance. The absence of such access has demonstrably contributed to the building's current condition.

Internal works are confined to roof voids and upper floor areas affected by water ingress and do not affect principal historic interiors or plan form.

### Impact on the Conservation Area, Historic Park and garden and the Setting of Other Historic Assets

Cyfarthfa Castle lies within the registered Cyfarthfa Castle Historic Park and Garden and the Cyfarthfa Conservation Area. The majority of the proposed works will not be visible from the park due to their location behind parapets, towers, and rooflines. Where changes are visible, they are minor, conservation-led, and sympathetic in design. The proposals will not affect key views, designed vistas, or the spatial character of the registered landscape. The protection of the Castle's fabric, which is central to the significance of the historic park and garden, represents a positive outcome for the designated landscape.

With regard to the setting of nearby listed buildings and scheduled monuments associated with the former Cyfarthfa Ironworks, intervening topography, vegetation and built form prevent intervisibility. The proposals do not introduce new elements that would alter the wider historic landscape, and the setting of these assets will be preserved.

### Justification

The works are justified by the urgent need to address water ingress and fabric deterioration within a Grade I listed building of exceptional significance. Without intervention, ongoing decay would lead to increasing loss of historic fabric and threaten the building's continued public use.

The proposals are presented as a proportionate and necessary response, prioritising repair, retention of historic material and improved maintenance access.

### Public Benefits

The proposals deliver significant public benefits, including: -

- Securing the long-term conservation of a nationally important heritage asset
- Safeguarding continued public access to a museum and cultural venue.
- Improving safety and enabling planned preventative maintenance
- Avoiding more extensive and harmful future repairs

These benefits are matters of clear public interest.

### Heritage Balance

When given considerable importance and weight, the minor and localised harm arising from the proposals is outweighed by the public benefits and the long-term conservation gains. The proposals are therefore consistent with national policy and statutory duties.

## CONCLUSIONS

The proposed works have been assessed in relation to their impact on the special architectural or historic interest of the listed building. In accordance with Technical Advice Note 24 and Planning Policy Wales, there is a presumption in favour of preserving listed buildings and their features of special interest.

The proposed works have been assessed against the statutory duties and national policy framework. While the proposals involve limited physical intervention into historic fabric, this harm is minor, justified and outweighed by the public benefits of securing the long-term future of a Grade I listed building.

The proposals preserve the overall significance of Cyfarthfa Castle and its setting and represent a responsible, conservation-led approach. Listed Building Consent is therefore recommended, subject to appropriate conditions.

The duty to improve the economic, social, environmental, and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

## **RECOMMENDATION: LISTED BUILDING CONSENT BE GRANTED**

1. The development hereby granted consent shall be begun not later than the expiration of five years beginning with the date of this consent.

**Reason** - To comply with Section 98(1) of the Historic Environment (Wales) Act 2023.

2. The development shall be carried out in accordance with the following approved plans and documents:

- Drainage Details Sheet 3 Drawing no 12050-0511- Rev C3 received 01/04/2026
- Flat roof section Drawing no. 12803-3201-Rev P2 received 01/04/2026
- Caretakers Cottage part plans Drawing no. 12803-2071 Rev P2 received 01/04/2026
- General arrangements details drawing no. 12803-3301-Rev P2 received 01/04/2026
- East roof plan roof access and maintenance Drawing no. CCRW-PUR-01-RF-Dr-A-0202
- Existing site location plan Drawing no. CCTS-PUR-01-00-DR-A-0001
- Proposed ground floor east Drawing no CCRW-PUR-01-00-DR-A-0220
- Roof repairs R1.17-19 as proposed Drawing no. CCRW-PUR-01-RF-DR-A-3117
- SW elevation proposed Drawing no. CCRW-PUR01-ZZ-DR-A-0213.
- SE and NE elevations proposed Drawing no. CCRW-PUR-01-ZZ-Dr-A-0212
- Courtyard elevations proposed Drawing no. CCRW-PUR-01-ZZ-DR-A-0211
- East roof plan roof access and maintenance Drawing no. CCRW-PUR-01-RF-DR-A-0202
- East roof plan Ecology Drawing no. CCRW-PUR-01-RF-DR\_A-0201
- Proposed first floor plan East Drawing no. CCRW-PUR-01-01-DR-A-0221
- Typical repair details sheet 1 Drawing no. 12803-3301-P2
- Caretakers cottage part plan Drawing No. 12803-2071-P2
- Flat roof section Drawing no. 12803-3201-P2
- General Arrangement Flat Roof East Drawing no. 12803-1201-P2
- East roof part plan Drawing no.12803-2063-P2
- East roof part plan second floor Drawing no. 12803-2062-P2
- South roof flat roof and courtyard part plan Drawing no. 12803-2052-P2
- South roof flat roof and courtyard part plan Drawing no.12803-2051-P2
- Tower roof R1.9 Drawing no. 12803-2002-P2
- First Floor East Drawing no. 12803-1101-P2

**Reason** -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. **Prior to works commencing on site**, full details of all external materials shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- Roofing slates (new and reused)
- Leadwork specifications
- Stone for parapets, copings and lintels
- Rainwater goods (including profiles, dimensions and finishes)
- Windows and doors (including joinery details and glazing)

The works shall thereafter be carried out in accordance with the approved details.

**Reason** - To preserve the special architectural or historic interest of the listed building and its features, in accordance with the statutory duties set out in section 96(2) of the Historic

Environment (Wales) Act 2023, and having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

4. **The historic fabric shall be retained and repaired wherever possible.** Where replacement of the historic material is unavoidable, details shall first be submitted to and approved in writing by the Local Planning Authority, demonstrating that the replacement would be carried out on a like-for-like basis in terms of material, profile and detailing. The development shall be carried out in accordance with the approved details.

**Reason** - To preserve the special architectural or historic interest of the listed building and its features, in accordance with the statutory duties set out in section 96(2) of the Historic Environment (Wales) Act 2023, and having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. **No replacement of historic structural timbers shall take place** until a detailed condition assessment has been submitted to and approved in writing by the Local Planning Authority, following opening-up works. The condition survey shall identify:

- The number of timbers affected
- The extent of decay
- Proposed methods of repair or replacement

Repairs shall be prioritised over replacement, using traditional carpentry techniques where feasible. The development shall be carried out in accordance with the approved details.

**Reason** - To preserve the special architectural or historic interest of the listed building and its features, in accordance with the statutory duties set out in section 96(2) of the Historic Environment (Wales) Act 2023, and having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. **Prior to installation of the new external downpipe identified in the approved drawings,** full details of its fixing method, profile and finish shall be submitted to and approved in writing by the Local Planning Authority. The downpipe shall thereafter be installed in accordance with the approved details.

**Reason** - To preserve the special architectural or historic interest of the listed building and its features, in accordance with the statutory duties set out in section 96(2) of the Historic Environment (Wales) Act 2023, and having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

7. **Where parapets are dismantled,** stones shall be carefully numbered, recorded and reused wherever possible. Any replacement stone shall be of matching type, colour, texture and finish. Rebuilding shall replicate the original construction and appearance.

**Reason** - To preserve the special architectural or historic interest of the listed building and its features, in accordance with the statutory duties set out in section 96(2) of the Historic Environment (Wales) Act 2023, and having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

8. All roof access equipment, walkways, ladders shall be installed strictly in accordance with the approved drawings and finished in RAL 7024.

**Reason** - To preserve the special architectural or historic interest of the listed building and its features, in accordance with the statutory duties set out in section 96(2) of the Historic Environment (Wales) Act 2023, and having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

9. A photographic record of the works to the roofs, parapets and affected historic fabric shall be made before, during and after the works. The record shall be submitted to and approved in writing by the Local Planning Authority upon completion of the works.

**Reason** - To preserve the special architectural or historic interest of the listed building and its features, in accordance with the statutory duties set out in section 96(2) of the Historic Environment (Wales) Act 2023, and having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

10. **If any previously unknown historic fabric or features are revealed during the course of the development**, works shall cease in the affected area and the Local Planning Authority shall be notified immediately. Works shall not resume until a written scheme for their retention or treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved scheme.

**Reason** - To preserve the special architectural or historic interest of the listed building and its features, in accordance with the statutory duties set out in section 96(2) of the Historic Environment (Wales) Act 2023, and having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

## **INFORMATIVES**

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.

All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

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 should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. Warning: An European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

3. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

**RECOMMENDATION ENDORSED**



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**Director of Neighbourhood Services**

**DATE: 15.05.2026**