

Merthyr Tydfil County Borough Council

Eich cyfeirnod
Your reference

P/26/0133

By email

Ein cyfeirnod
Our referencePlanning.DC@merthyr.gov.ukDyddiad
Date

6 July 2026

Llinell uniongyrchol
Direct line

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Ebost
Email:Cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – 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, Pandy Farm Brecon Road Merthyr Tydfil

Thank you for your letter of 24 June inviting our comments on the information submitted for the above planning application.

Advice

This response is based on the advice provided by Cadw's Historic Environment Planning Officer.

We consider that the application is inadequately documented, and we recommend that additional information is required to enable a balanced decision to be taken against Planning Policy Wales, Technical Advice Note 24 Historic Environment and associated guidance. Full details of the additional information that is required are explained in the below assessment.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Scheduled Monuments

GM424 Pont y Cafnau Tramroad Bridge
GM425 Remains of Blast Furnaces, Cyfarthfa Ironworks
GM478 Gurnos Quarry Tramroad & Leat
GM479 Tai Mawr Leat for Cyfarthfa Iron Works
GM486 Iron Canal Bridge from Rhydycar

Registered Park and Garden

PGW(Gm)1(MER) Cyfarthfa Castle





This planning application is for holiday accommodation and associated works at Pandy Farm, Brecon Road, Merthyr Tydfil.

The above designated historic assets are located inside 1km of the proposed development.

The application is accompanied by a Heritage Impact Assessment and Heritage Statement and produced by Rural Office. The former focuses on the proposed architectural alterations to the group of listed buildings that form Pandy Farm whilst the latter utilises the Farmstead Assessment Framework developed by Historic England to assess the significance of the site in its setting. In so doing the report acknowledges that the significance of Pandy farm largely derives from its place in the history of the Cyfarthfa Ironworks and Castle. As such, the proposed development could have an adverse effect on the settings of these designated historic assets and this will be a material consideration in the determination of this application (see Planning Policy Wales 2021, section 6.1.19 & section 6.1.23). However, the impact of the proposed development on the settings of the Cyfarthfa Castle registered park and garden and the complex of scheduled monuments of the former Ironworks are not directly addressed. Consequently, your authority should request the report is updated to provide more information on this issue in accordance with Welsh Government's best-practice guidance Setting of Historic Assets in Wales (2017). Once this information has been submitted Cadw should be reconsulted on this application.

Yours sincerely,

Laura Cooper

Historic Environment Inspectorate / Arolygiaeth yr Amgylchedd Hanesyddol

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12](#) explains that 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. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.