Penrhadw Farm

RESIDENTS PLANNING BROCHURE

Your guide to the submitted planning application, final plans, technical evidence and community commitments.



APPLICATION 26/24824/FUL | VALIDATED 4 AUGUST 2026

VAYNOR | BANNAU BRYCHEINIOG | CYMRU

WELCOME

Welcome to the final plans

This brochure combines the design, technical evidence and community commitments into one accessible guide.

A WELL-INFORMED COMMUNITY

Why we have prepared this brochure

Our earlier Residents Booklet introduced the emerging proposals and invited local feedback. Since then, the architects, engineers, landscape designer, ecologist, arboriculturalist, acoustic consultant and transport team have coordinated the planning submission and supporting evidence, incorporating community feedback and the Residents Survey.

This brochure explains the submitted scheme in more depth. It sets out not only what is proposed, but how drainage, energy, ecology, parking, noise, construction and long-term management are intended to work. Some statutory approvals, including the separate SAB process, continue beyond planning validation. Technical information is translated into plain English without replacing the formal reports.

CURRENT POSITION

Where we are now

The full planning application was submitted through Planning Portal and validated by Bannau Brycheiniog National Park Authority on 4 August 2026.

The application is now in statutory consultation. Residents can read the submitted plans and reports online and make formal representations directly to the National Park Authority.

> *Our aim is to give residents clear information to understand the proposals, the safeguards and commitments being offered, and the potential benefits and changes for Pontsticill.*
>
> **Geraint McCarthy**

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How to make a formal planning comment: https://beacons-npa.gov.uk/planning/

This brochure is a summary; submitted plans and reports remain the definitive planning documents.

PROJECT OVERVIEW

Penrhadw at a glance

A landscape-led redevelopment of the existing farmstead as a small country hotel and dining destination.



Illustrative view of the completed farmstead and gardens

The complete proposal

The application brings together the farmhouse, two existing cottages, carefully scaled additions, gardens, parking and low-carbon infrastructure as one coordinated scheme.

Penrhadw will remain a working farm within a wider 20-acre estate.

21
guest bedrooms

80
Barn Restaurant covers

60
Garden Grill covers

60
Lounge-Bar seating

63
managed parking spaces

5
accessible spaces

3
EV charging spaces

25
year-round jobs (FTE)

35–40
peak period jobs (FTE)

20 acres
wider farm estate

~2 acres
approx. development area

2
accessible bedrooms

CONTINUITY

What is retained

- Existing main farmhouse
- Two holiday cottages
- Historic farmstead pattern
- Mature trees
- Field boundaries and walls
- Grazing land
- Agricultural use
- Established gardens
- Taf Fechan Valley views

INVESTMENT

What is added

- Ty Vaynor central extension
- Barn Restaurant
- Lounge-Bar
- Seasonal Garden Grill
- Landscaped terraces
- Landscaped gardens
- Managed car park
- SuDS water management
- Solar PV & heat pumps
- Resilient energy systems

CLEAR LIMITS

What it will not become

- No entertainment venue
- No late-night outdoor entertainment
- No fireworks or sky lanterns
- No general overflow parking
- No routine amplified outdoor entertainment

Supporting evidence: submitted plans; Community & Socio-Economic Impact Statement; Car Park Management Plan; Noise Management Plan

PLANNING PROCESS

The application and what happens next

The submission is the start of the statutory decision-making process, not the end of local involvement.

AUGUST 2026 UPDATE

Current stage: Validated — Statutory Consultation Underway

The Full Planning Application was submitted in July 2026 and validated on 4 August 2026. The National Park Authority is now consulting residents, statutory consultees and other interested parties before assessing the application and supporting evidence.



IMPORTANT DISTINCTION

What validation means

Validation does not indicate support or refusal. It means that the Authority considers the application sufficiently complete to begin formal assessment. The application may still be amended or supplemented if consultees request clarification.

FORMAL CONSULTATION

How residents can take part

Residents can now read the full application, plans and supporting documents online and submit formal comments directly to the Authority. Relevant planning matters include design, traffic, drainage, ecology, landscape, noise, lighting and residential amenity.

What may happen during assessment

The planning officer will seek responses from highways, drainage, ecology, environmental health, landscape, elected representatives and other specialists. Further drawings or clarifications may be requested. Any material update will be reflected in the public application record.

How to view the application

Validated: 4 August 2026

Application: 26/24824/FUL

Consultation closes: 7 September 2026

beacons-npa.gov.uk/planning/

> *View the validated planning application using reference 26/24824/FUL to read the submitted plans, technical reports and supporting statements.*

APPLICATION DOCUMENTS

Your questions and where they are answered

The planning evidence has been organised around the practical questions most frequently raised by residents. The planning application is validated and viewable online; you can now access and review each of the reports, documents and statements we have produced.

How will the development fit the farm and National Park?	Design Statement; architectural plans; Landscape Design Statement
How will traffic, parking and servicing be managed?	Transport Statement; Car Park Management Plan; servicing drawings; Car Park Design Plans
How will noise, events and late activity be controlled?	Noise Management Plan; Acoustic Report; operational commitments
What happens to rainwater and foul drainage?	Drainage Strategy; infiltration evidence; separate statutory SAB submission to Merthyr Tydfil County Borough Council
How are bats, birds, hedgehogs and trees protected?	PEA - Primary Ecological Appraisal; bat evidence; Arboricultural Report; Tree Protection Plan; Green Infrastructure Statement
How will energy use, outages and environment be managed?	Energy & Operational Systems Report; Green Infrastructure Statement; equipment and resilience strategy
What are the employment and community benefits?	Community & Socio-Economic Impact Statement; Residents Survey Results; Visitor Economy Evidence, Tourist & Visitor Economy Reports Part A - Bannau | Part B - Merthyr Tydfil
How will planting and habitats be maintained?	Green Infrastructure Statement; Landscape Design Statement; Landscape & Ecology Management Plan; landscape plans

PLANNING CONTROLLED

Approved drawings, planning conditions, management plans, licences and statutory approvals control how the development is built and operated.

PENRHADW COMMITMENTS

The Village Fund, local recruitment, farm shop work, farmers' market ambition and other transport and community initiatives are additional Penrhadw commitments. They are explained separately from statutory planning controls.

PLANNING CONTROLLED: approved drawings, conditions, licences and statutory approvals can regulate how the scheme is built and operated.

PENRHADW COMMITMENTS: additional voluntary measures are stated separately so residents can see clearly what is controlled and what is offered by the business.

SITE LAYOUT

The final masterplan

A coordinated scheme covering buildings, movement, gardens, parking, drainage, servicing and habitat.

RESIDENT REASSURANCE

The complete application

The submitted application represents the complete hotel and hospitality scheme currently proposed. Any future material change would require its own planning assessment

Illustrative masterplan – showing each of the main areas of Penrhadw Farm

1 Farmhouse and reception
2 Lounge-Bar
3 Barn Restaurant
4 Ty Vaynor hotel building
5 Garden Grill
6 Upper Dining Terrace
7 Northern meadow and orchard
8 New main entrance
9 Active-travel entrance
10 Upper and lower car park
11 Delivery/service area
12 SuDS and habitat features

How the site works

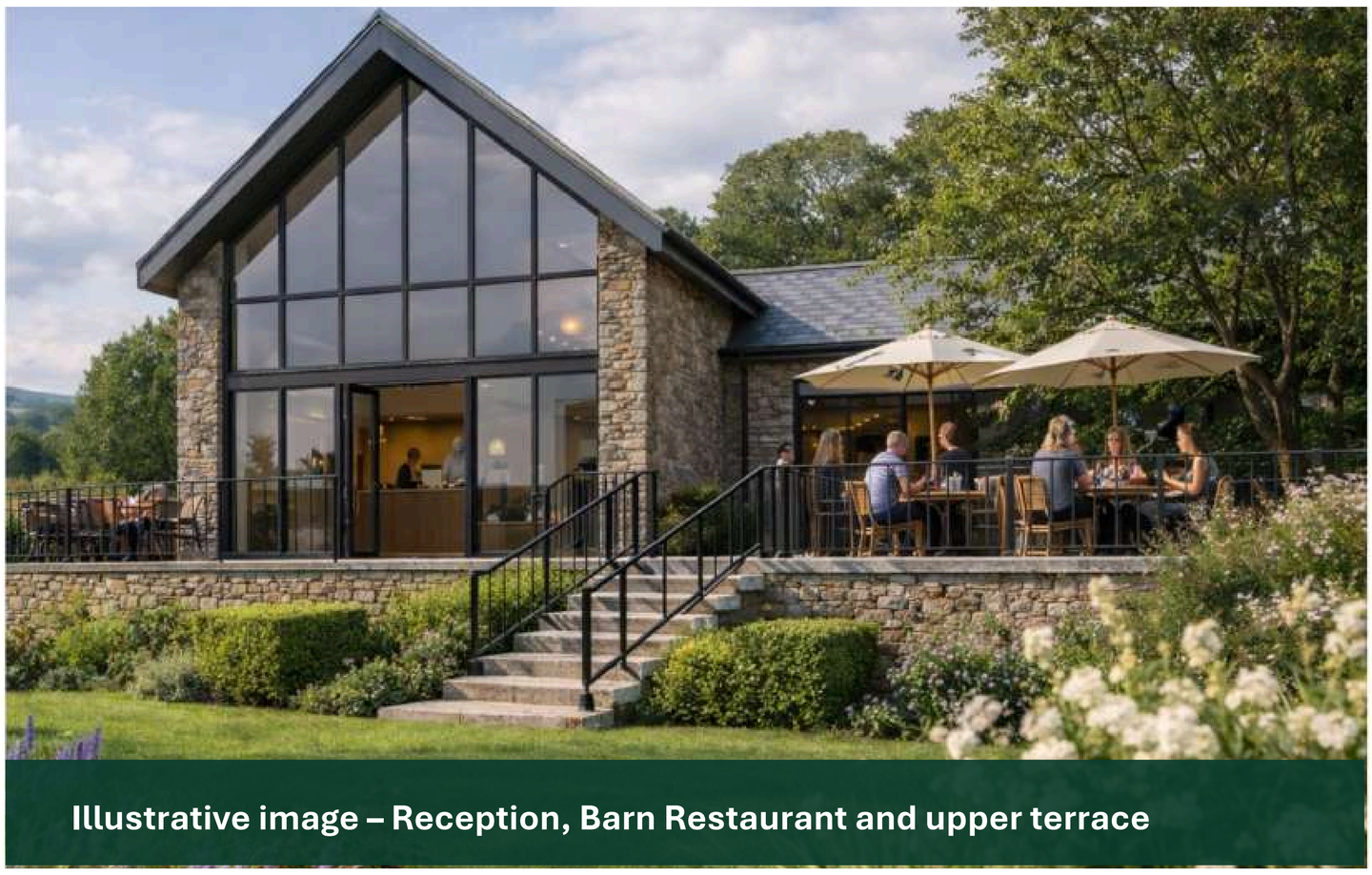
Public hospitality areas are centred around the farmhouse and Barn Restaurant, while guest accommodation is focused at Ty Vaynor. The split-level car park follows the hillside, and the quieter northern and eastern parts of the wider holding retain meadow, orchard, woodland and agricultural character. The application area is approximately 2 acres within the wider 20 acre farm estate.

Supporting evidence: submitted site plan; architectural drawings; Landscape Design Statement; Car Park Management Plan

DESIGN RESPONSE

A new chapter of the farmstead

Penrhadw has been welcoming visitors to the area for nearly forty years, and the planned changes have been sensitively designed to meet the standards expected today by both guests and local residents. The architecture has been designed as a careful continuation of the existing group of stone farm buildings, reflecting a historic layout.



Illustrative image – Reception, Barn Restaurant and upper terrace

Step with the land

Use of terraces, banks and split levels that follow the natural hillside, avoiding a single large engineered platform.

Agricultural forms

Simple pitched roofs and gables that relate to rural buildings and the historic building style.

Quiet infrastructure

Keep plant and equipment away from rooflines and place them within screened, acoustically treated locations.

Controlled glazing

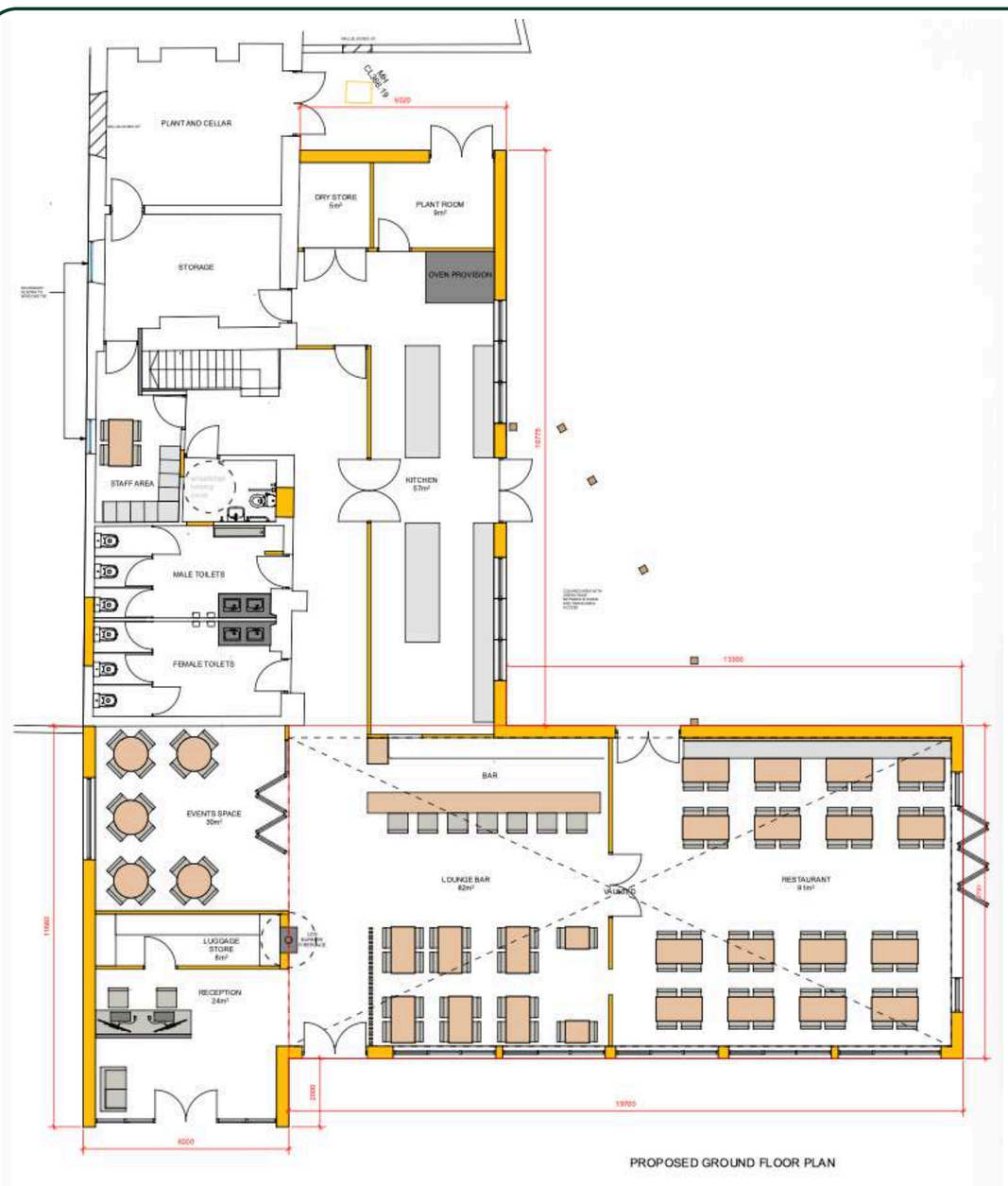
Use modern glazing in principal spaces while managing reflection, privacy and night-time glow.

Natural materials

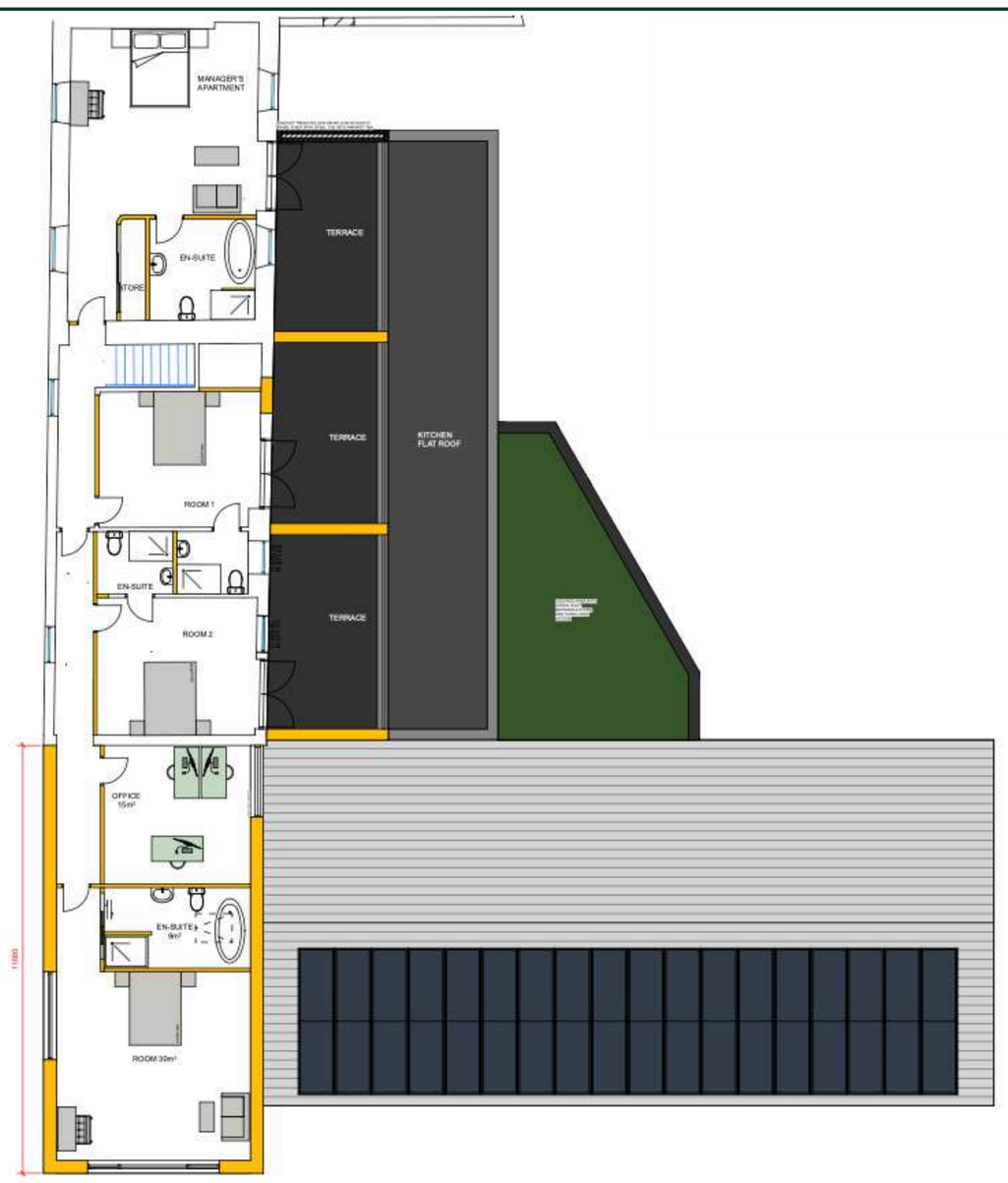
Reflect the history of Merthyr Tydfil and Wales with the use of stone, slate, timber and restrained dark metalwork.

Retain first

Fully retain, renovate and reuse the farmhouse and cottages, in keeping with the historic yard layout.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

> *The design is deliberately structured around a series of separate interconnected buildings, so the completed project reads as a farmstead, not a single large hotel block.*

Supporting evidence: Design Statement; architectural elevations and sections; Landscape Design Statement

FARMHOUSE HOSPITALITY

The public heart of Penrhadw

Reception, dining and lounge uses are grouped around the existing farmhouse and new Barn Restaurant.



Farmstead, Gardens & Terraces



Farmhouse & Barn Restaurant



Garden Grill

80

Barn Restaurant covers

60

Lounge-Bar seats

21:00

external hospitality curfew

09:00–18:00

routine deliveries

How the spaces connect

The farmhouse provides reception and principal guest facilities and connects directly with the new Barn Restaurant and Lounge-Bar. The upper terrace links these spaces with the upper parking level.

The Garden Grill sits on the middle terrace. Ty Vaynor and the active-travel entrance are on the lower level, connected by paths to the lower car park and by an assisted route to the upper terrace

Access and servicing

Accessible and step-free routes are proposed between the principal public areas, Ty Vaynor, terraces and both car-park levels, including an accessible drop-off and external lift connection.

Deliveries use the dedicated service area, with no unloading on village roads. Kitchens, stores and principal plant are positioned to the rear of the barn extension, away from neighbouring homes.

Operating framework

The Barn Restaurant will serve breakfast, lunch and dinner, with the Lounge-Bar providing flexible daytime and evening hospitality.

The seasonal Garden Grill will serve lunch through to dinner until 21:00. External hospitality ends at 21:00, outdoor seating is cleared by 22:00 and public indoor service ends by 23:00.

What Penrhadw will not operate as

Penrhadw will not operate as an entertainment venue. Community events, family celebrations and small events may take place within the approved hospitality capacity, but there will be no routine amplified outdoor entertainment, fireworks or sky lanterns, unrestricted late-night public bar use or late-night outdoor events.

> *“ We are a hospitality business designed around casual dining, welcoming customer areas, overnight stays and quiet enjoyment of the landscape.*

Supporting evidence: architectural plans; Noise Management Plan; Car Park Management Plan; operational commitments

GUEST ACCOMMODATION

Ty Vaynor – hotel bedrooms

The existing holiday cottages will be sympathetically renovated and brought together by a central extension. The design of Ty Vaynor has drawn inspiration from the Dowlais Stables and will provide the main hotel accommodation.



Ty Vaynor Hotel Building

8
Premium rooms

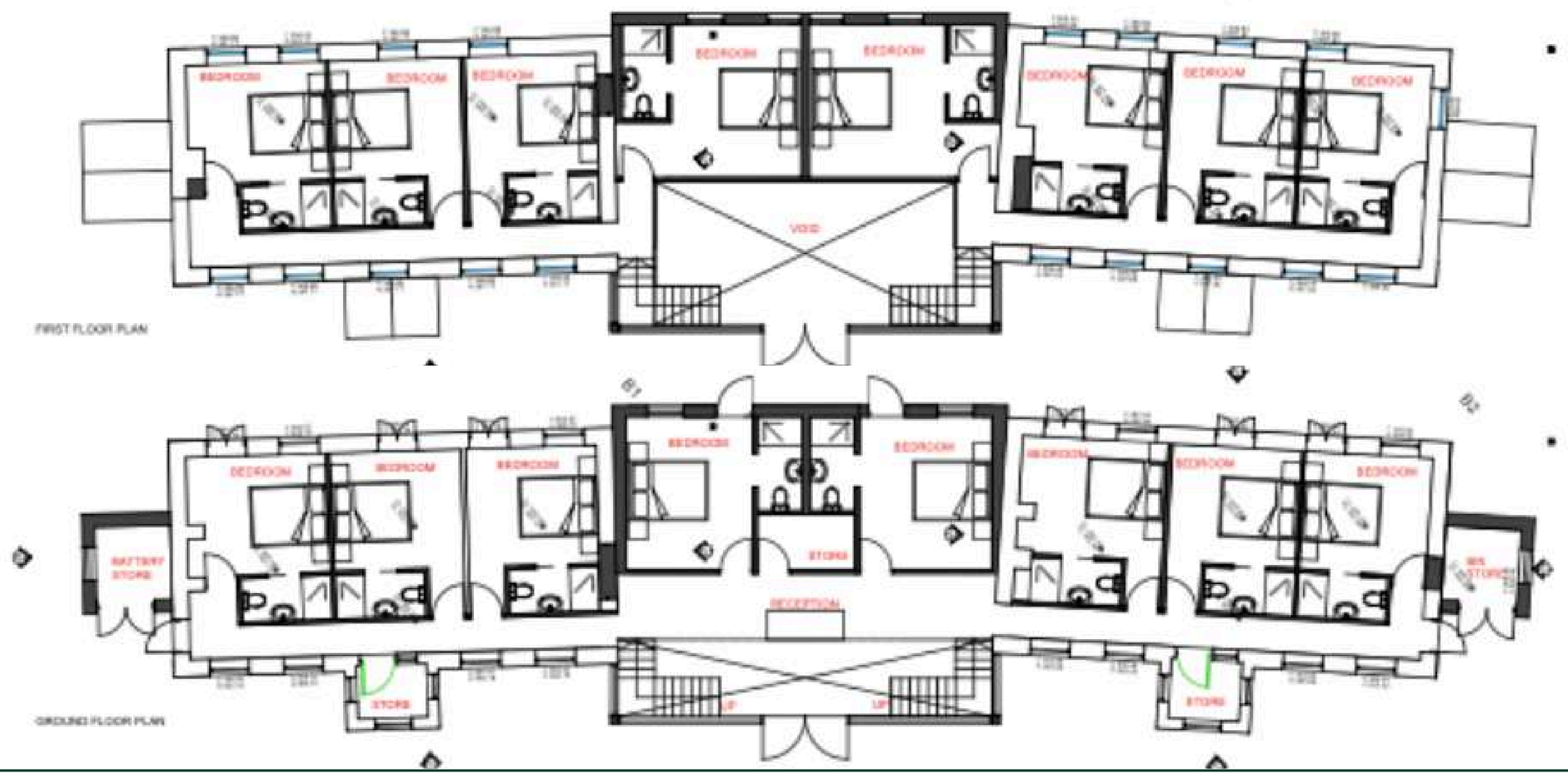
8
Garden rooms

5
Executive rooms

2
accessible rooms incl. in total

Room total

The accessible bedrooms are included within the 21-room total. The final accommodation schedule and validated architectural drawings provide the definitive room numbering and layout.



Retaining the cottages

The two cottages were purpose-built as holiday accommodation and have welcomed visitors to the area for more than thirty years.

Their reuse within Ty Vaynor allows the existing buildings to remain productive while providing managed overnight accommodation intended to support local employment, nearby businesses and the wider visitor economy.

Inclusive access

The existing road entrance provides an accessible drop-off close to Ty Vaynor for guests and visitors with mobility needs.

Two accessible guest rooms are included within the 21-room total. Step-free ground-floor routes and the external lift connect the lower level with the upper terrace and principal hospitality areas.

Privacy and tranquillity

Bedroom orientations, planting, hedges and controlled lighting are intended to protect neighbouring privacy and limit night-time effects. The hotel is designed for managed overnight stays rather than large event groups.

Efficient fabric and services

Insulated floors, walls and roofs, efficient glazing, heat-pump systems, controlled ventilation and smart room controls will reduce energy demand while maintaining guest comfort.

Supporting evidence: architectural plans and accommodation schedule; Energy & Operational Systems Report

LANDSCAPE AND AMENITY

Gardens, planting and places to enjoy

The landscape strategy moves from active terraces near buildings to lawned gardens and seating areas, through to quieter meadow, orchard and woodland areas.



Landscape concept for the grounds and gardens

Five connected landscape zones

1. Farmhouse upper hospitality terrace

2. Middle terrace, gardens and Garden Grill

3. Ty Vaynor garden, lower terrace and pedestrian pathways

4. Landscaped arrival with upper and lower car park levels

5. Northern meadow, orchard and woodland transition

Together they create a gradual change from social spaces to a quieter rural landscape.

INDICATIVE LANDSCAPE QUANTITIES

190 m
new native mixed hedgerow

2 acres
eastern woodland under active management

300 m²
existing upper lawn area reorganised

~1 acre
car park, access and green landscape

80+
new trees planted

500 m²
Welsh orchard area

500 m²
species-rich meadow

10
rain gardens for SuDS

ACCESS AND ENJOYMENT

What residents can enjoy

The principal landscaped grounds, terraces and seating areas around the farmhouse and Garden Grill are intended to feel welcoming to customers and local residents using Penrhadw. The garden to the rear of Ty Vaynor will remain a quieter guest area, while working-farm and operational areas will remain controlled. Routes and access arrangements will be clearly signed on site.

MULTIPLE BENEFITS

Landscape functions

Planting is not decorative only. Trees, hedges, meadow, rain gardens and green banks provide screening, shade, habitat, water interception, slope integration and a softer setting for buildings and parking.

MANAGEMENT

Long-term care

A 12-month establishment period will be followed by gardens & grounds management team, replacement of failed planting and a minimum five-year Landscape and Ecology Management Plan. Ecological monitoring is proposed at years 1, 3 and 5.

> *“ The aim is a landscape-led destination: buildings and parking are set within a planned green environment, not added first and planted around later.*

Supporting evidence: Landscape Design Statement; Green Infrastructure Statement; landscape plans; LEMP. Quantities shown reflect the current coordinated landscape information and should be read with the final planting schedule.

NATURE AND TRANQUILLITY

Trees, hedgerows, ecology and dark skies

The ecological strategy links retained trees, new hedges, meadow, gardens and woodland into one connected habitat network.

2
bat boxes

2
bird nest boxes

4
hedgehog access holes

190 m
native hedgerow

NO TREE REMOVALS REQUIRED

Trees and construction protection

The arboricultural assessment within the farm application area records 25 individual trees. Four diseased trees are required to be reduced for safety reasons. Retained trees will be protected through root-protection areas, no-dig Cellweb construction and supervised work where excavation approaches roots.

LICENSED MITIGATION

Confirmed bat roosts

The Farnhouse and Cottage 2 support confirmed pipistrelle day habitation. A European Protected Species licence from Natural Resources Wales will be required before works begin. Timing, supervision and replacement roost features will be controlled by the project ecologist.



Planting, Ecology and Green Infrastructure Plan

Habitat enhancement

New native hedges, meadow and pollinator planting will connect the terraced gardens with car park planting belts, retained pasture and woodland. Deadwood piles, beetle loggeries, winter hibernation areas and wildlife-friendly planting add structure beyond simple ornamental beds.

Dark-sky lighting

Lighting will be warm, fully shielded and used only where needed for safety and access. The intended range is 2200–2700K, with sensors, short timers, dimming and curfews. Dark routes beside trees, hedges and the western grounds will be protected for bats and other light-sensitive species.

WHAT THIS MEANS FOR RESIDENTS

Mature trees are retained, wildlife mitigation is controlled before relevant works begin, and lighting and operating controls are designed to protect darker nights and neighbouring tranquillity.

Supporting evidence: Preliminary Ecological Appraisal; bat evidence; Arboricultural Report; Tree Protection Plan; Noise Management Plan

WATER MANAGEMENT

Drainage and SuDS – managing water on the hillside

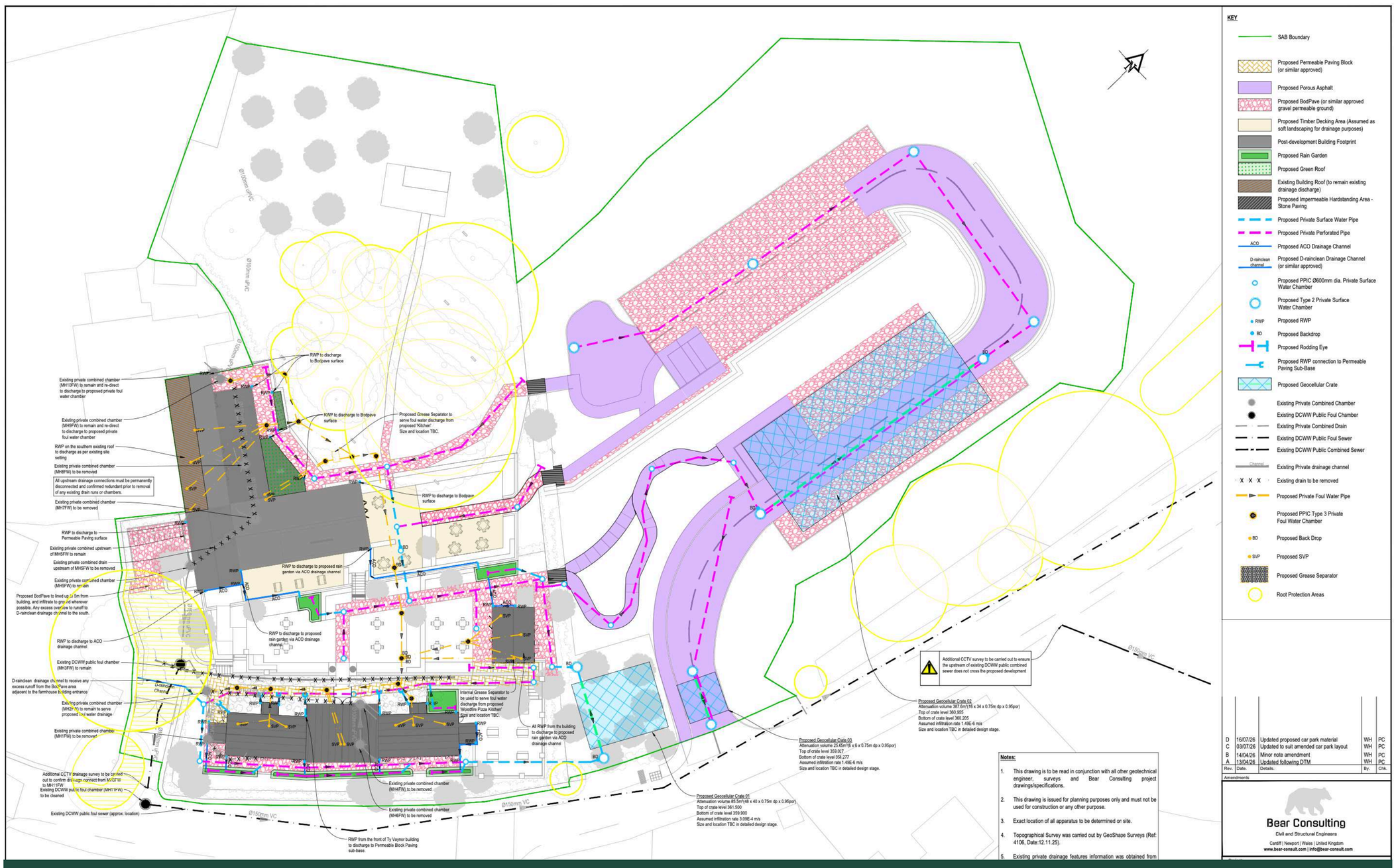
The drainage strategy is being refined following SuDS Approval Body pre-application advice.

SAB Application

Sustainable Drainage Systems (SuDS) are being developed as a separate statutory approval process with Merthyr Tydfil CBC. Following SAB pre-application advice, the geocellular tank locations are not being treated as the final solution but are indicative. The revised strategy will combine source control, permeable paving, rain gardens, swales, storage and infiltration or controlled discharge only where further groundwater, geotechnical and hydraulic evidence demonstrates that it is safe and appropriate.

THE WATER HIERARCHY

1. **Reduce hard surfaces**
2. **Manage rain where it falls**
3. **Use permeable paving**
4. **Filter through rain gardens and swales**
5. **Store and slow runoff**
6. **Use infiltration or controlled discharge**



SuDS - Drainage and Surface Water Plans

Lifetime management

The statutory SAB submission will include inspection and maintenance requirements for permeable surfaces, rain gardens, swales, catchpits, pipework, storage and treatment components. Safe exceedance routes will be designed for storms beyond the normal design capacity.

What the tests show

Recorded infiltration rates vary substantially across the site, from approximately 1.49×10^{-6} m/s to 3.54×10^{-4} m/s. This confirms that a single solution should not be assumed across the hillside. Further groundwater, geotechnical and hydraulic assessment will determine safe locations and discharge routes.

Separate foul and surface water

New surface water will be separated from foul drainage. Kitchen foul drainage will pass through appropriately sized grease separation. The private system will be inspected, modified where required and connected to the public foul network subject to the relevant approvals.

> *“ The objective is not simply to drain the site, but to slow, filter, store and safely manage water as part of the landscape.*

Supporting evidence: Drainage Strategy; BRE365 infiltration testing; SAB pre-application response; future statutory SAB submission

ENERGY AND RESILIENCE

Low-carbon systems and a future-proof business

The energy strategy replaces oil fired systems with air-source heating and hot water, combined solar generation and battery storage, which reduces carbon, alongside back-up power to ensure business continuity and the protection of essential services during network disruption.

WHAT CHANGES

Existing baseline

Three independent oil systems are estimated to use approximately 13,300 litres of heating oil each year, producing around 33.7 tonnes of CO_2 annually from heating alone.

150 kWp
installed solar PV

150 kWh
battery storage capacity

4,000 L
thermal water storage

60–65 kW
peak heating requirements

150 kVA
standby generation

320 MWh
annual electricity estimation

HOW THE SYSTEM WORKS

Efficient fabric

Wall, floor and ceiling insulation, glazing and controls reduce demand first. Cooling in summer, warming in winter.

Air-source heat pumps

Commercial silent running low-carbon space heating, powered by solar PV and nighttime from battery storage.

Hot-water heat pumps

High-temperature hot water systems powered by daytime solar PV with thermal storage for evening peak-time use.

Solar PV

Three rooflines with intigrated solar PV for daytime renewable electricity generation and battery storage for nighttime use.

Battery + thermal water storage

Allows for off-peak and daytime charging, along with peak shaving, load shifting and water-stored heat.

Smart energy management

System-wide smart energy controls coordinate heating, lighting and electricity demand, tariff shifts, generation and network resilience.

BUSINESS CONTINUITY

Resilience during outages

If grid power fails, the back-up power system instantly switches to battery backup while automatically starting the standby generator to keep critical services like safety, heating/cooling, lighting, essential hospitality services and communications running smoothly by automatically turning off heavy appliances.

SAFE OPERATION

Essential services protected

Priority circuits include fire alarms, emergency systems, lighting, communications, security, refrigeration and food safety, pumps, control systems and selected heating/guest services. The Energy Centre will be fire-separated, acoustically treated and remotely monitored.

69%
estimated heating-carbon reduction using grid-average factors

~700 tCO2e
estimated 30-year saving compared with retained oil

Future proofing
Modular plant, spare EV infrastructure, storage and smart controls allow later technology, tariff and capacity changes.

PLANNING DESIGN CRITERIA — detailed electrical, fire, acoustic and Building Regulations design will confirm final equipment selection and capacities.

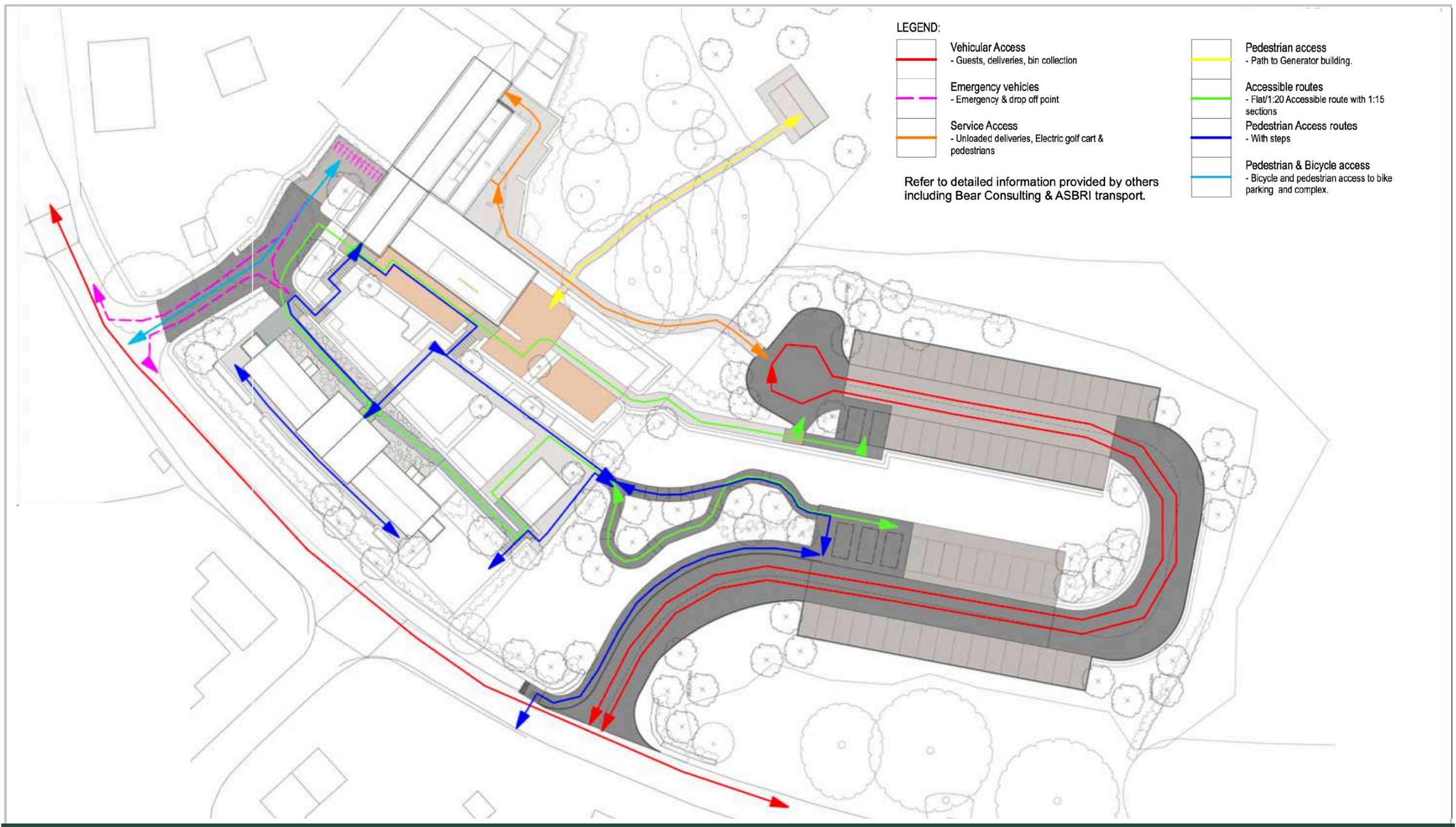
Supporting evidence: Energy & Operational Systems Report

Figures are planning design criteria and remain subject to detailed electrical, fire, acoustic and Building Regulations design.

MOVEMENT AND PARKING

Access, traffic, community parking and servicing

Each of our buildings has level step-free access connected by accessibility pathways and an external lift. The transport elements are intended to keep Penrhadw fully accessible and provide a controlled short-stay car park for the benefit of the local community.



Accessability diagram showing movement, pathways and parking plan

Entrance One - New main entrance for vehicles, guests, customers, staff, taxis, deliveries, service and emergency access.

Entrance Two - Existing entrance for pedestrians, cyclists, equestrians, accessible drop-off, lift access and emergency access.

63
total parking spaces

5
accessible parking spaces

3
EV charging parking spaces

2 hours
free short stay

Upper and lower car park level

The upper level serves the farmhouse, Barn Restaurant, Lounge-Bar, staff and delivery area. The lower level serves Ty Vaynor, the gardens, Garden Grill, accessible bays, EV charging and flexible community short-stay use.

Simple public rule

“Two hours free for all vehicles. Guests and customers register with Penrhadw if staying longer.” Village visitors leaving within two hours do not need to register; community short-stay use is limited to one free visit in 24 hours.

Fair ANPR management

Clear bilingual signs will explain the rules. Drivers will have reasonable time to enter, read the signs, park and leave. Staff assistance and a formal appeals process will be available, with enforcement and data handling managed by a BPA- or IPC-accredited professional operator.

Servicing and no overflow

Deliveries generally take place between 09:00 and 18:00 through the upper service bay. There is no general overflow-parking arrangement; peak activity must be managed within the approved capacity using booking, staff control and sustainable travel.

Supporting evidence: Transport Statement; Car Park Management Plan V2.0; access and tracking drawings

SUSTAINABLE MOVEMENT

Bus services, active travel and shared journeys

Penrhadw will deliver practical alternatives to car travel, with subsidised staff bus travel, additional evening and weekend bus service, plus we will work with local partners and local businesses on wider connections.

624
additional bus-service journeys sought each year

50%
staff discount on monthly bus ticket

62%
residents survey interest in walking, cycling or riding to Penrhadw

10
dedicated active-travel cycle parking spaces

DIRECT COMMITMENTS

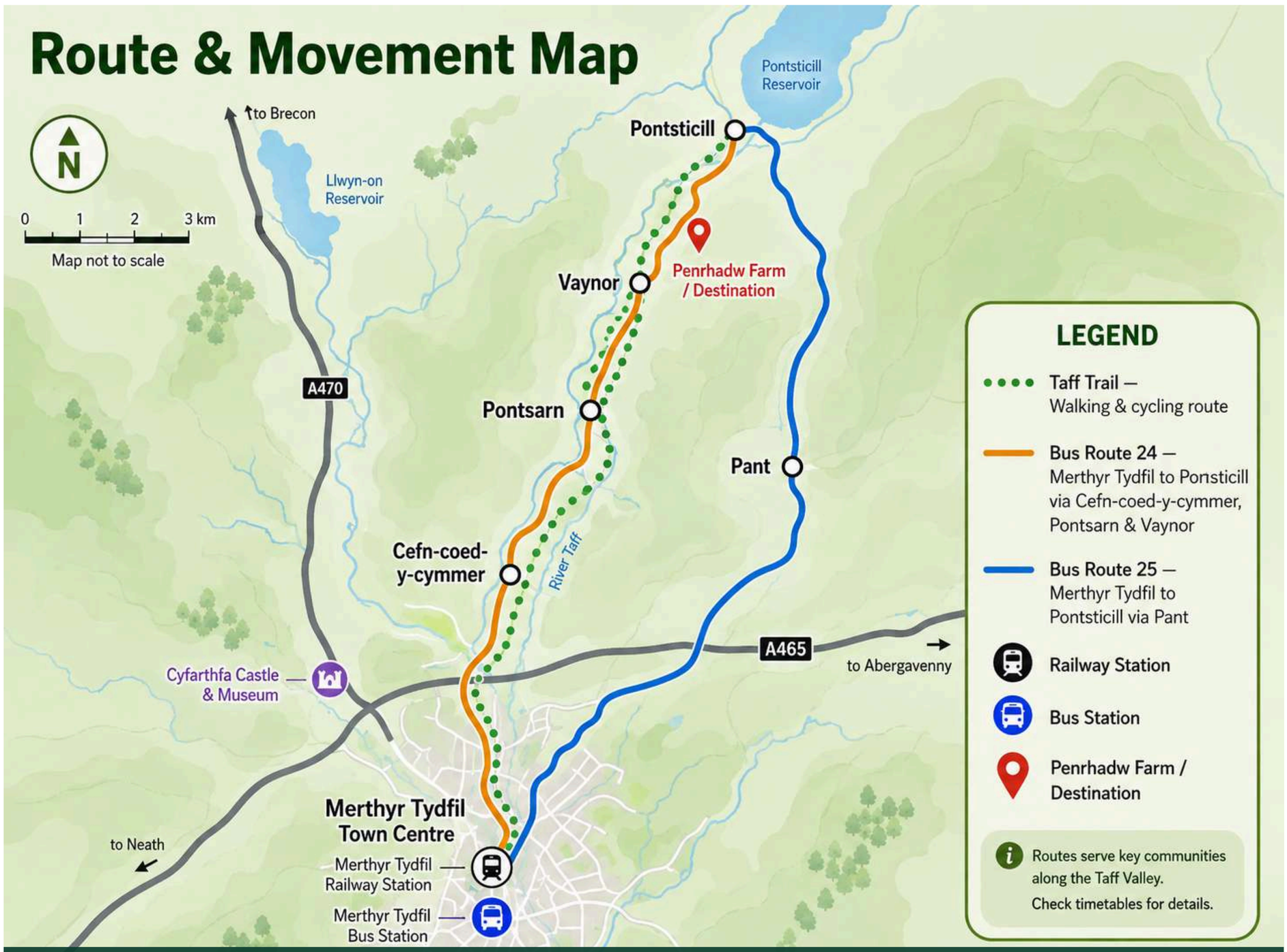
Penrhadw can deliver directly

- On-site pedestrian and accessible paths
- Secure cycle parking and staff facilities
- Car-sharing and taxi information
- Staff bus-ticket monthly discount
- Guest route information before arrival
- Active-travel entrance for walking, cycling and equestrian use

SHARED RESPONSIBILITY

Measures requiring partnership

- Additional evening or weekend bus services
- Public pavements and road crossings
- Speed-management measures and passing places
- Off-site wayfinding to the Taff Trail and reservoir
- Bus operator and local authority agreements



Route and Movement Map *this is not to scale and locations are for indicative use only

Bus-service commitment

Penrhadw will seek to fund or subsidise up to 624 additional bus-service journeys annually—approximately 12 per week—focused on periods when existing services are limited during evenings and at weekends. Delivery depends on operator agreement, licensing, timetable capacity and generating demand.

Travel Plan monitoring

Staff and guest travel patterns, cycle use, bus uptake, car sharing and parking demand will be monitored. Rotas, visitor information and incentives can be adjusted where evidence shows a practical opportunity to reduce car dependency.

> *“Guests staying several nights will be encouraged to park and explore locally rather than making repeated short car journeys.*

Supporting evidence: Transport Statement; Travel Plan; Car Park Management Plan; Residents Survey Results

CONSULTATION

How residents helped shape the application

The voluntary engagement programme ran alongside design development and informed management proposals before submission. We delivered an initial Penrhadw Residents leaflet, then a Memorial Hall planning event, followed by the Residents Survey and Penrhadw Residents Booklet. This brochure brings together the feedback received and shows how it informed our plans, designs and management commitments.

212
households reached

616
letters, leaflets and booklets

102
drop-in attendees

32
direct letters or emails

39
survey responses

SURVEY HEADLINES

69%
support overall for our proposals

51%
strongly support Penrhadw proposals

86%
support a farm shop in the village

62%
Pontsticill resident respondents

62%
likely to walk/cycle/use public transport to visit Penrhadw

86%
support a farm shop in the village

WHAT RESIDENTS QUESTIONED

Main issues raised

Traffic and parking were the most frequent concerns. Residents also asked for clarity on noise, events, lighting, drainage, construction, neighbouring privacy, long-term intentions and whether community benefits would be delivered in practice.

DESIGN AND MANAGEMENT RESPONSE

What changed

Feedback contributed to confirming the two-entrance strategy, managed community parking, stronger planting, external curfews, no entertainment operation, dark-sky controls, sustainable travel measures, commitment to construction communication and clearer community benefits and support for village amenity.

> *A lot of careful thought seems to have gone into the plans.*
>
> ANONYMISED SURVEY COMMENT

> *Thank you. A huge amount of work has gone into every aspect: architectural, landscape, transport, drainage, ecology, acoustic and energy, alongside resident feedback.*
>
> GERAINT RESPONSE

> *Construction is temporary; long-term plans need to be more than promises.*
>
> ANONYMISED SURVEY COMMENT

> *I hope the work behind this application shows how committed I am to the farm, the village and being a good neighbour for many years to come.*
>
> GERAINT RESPONSE

> *It would be an amazing boost for the local Economy as well as providing local jobs*
>
> ANONYMISED SURVEY COMMENT

> *That is exactly what we hope Penrhadw can do: create good local jobs and support village pubs, attractions, suppliers and other local businesses.*
>
> GERAINT RESPONSE

> *Geraint says he's from the area but I bet has no intent of living near this project*
>
> ANONYMISED SURVEY COMMENT

> *That’s a fair comment. I’m building an apartment in the farmhouse, and I’ll be living at Penrhadw throughout construction and once we’re open.*
>
> GERAINT RESPONSE

> *Concerns for: parking, environmental aspects of noise and light, sewerage and water runoff.*
>
> ANONYMISED SURVEY COMMENT

> *These are exactly the issues we’ve worked hardest to address, with detailed plans for parking, noise, lighting, drainage and water management.*
>
> GERAINT RESPONSE

> *Think it's all talk right now, need to see proof it will be protected*
>
> ANONYMISED SURVEY COMMENT

> *We’ve worked to turn our intentions into clear plans, controls and commitments so residents can see how the village will be protected.*
>
> GERAINT RESPONSE

Supporting evidence: Residents Survey Results; Community & Socio-Economic Impact Statement

ACCOUNTABILITY

You said, our response – and how it will be delivered

Resident feedback has been translated into drawings, management measures and voluntary commitments.

Traffic and parking

You said: keep development parking off village roads.

Our response: 63 managed spaces, two entrances and controlled short-stay community parking. Secured through: access plan, Transport Statement and Car Park Management Plan.

Noise and events

You said: protect evenings, dark skies and neighbouring homes.

Our response: 21:00 external curfew, no dedicated events venue, no fireworks and no routine amplified outdoor entertainment. Secured through: Noise Management Plan and operating controls.

Landscape and privacy

You said: retain farm character and soften buildings and parking.

Our response: a stronger tree, hedge, meadow, orchard and terrace framework with privacy buffers. Secured through: plans, Landscape Design Statement, GI Statement and LEMP.

Drainage and runoff

You said: explain hillside water and sewer impacts.

Our response: source-control SuDS, separate foul and surface-water systems and SAB process. Secured through: drainage evidence and separate statutory SAB approval.

Construction

You said: manage traffic, dust, noise and communication.

Our response: on-site contractor parking, delivery routes, working-hour controls and a named community contact. Secured through: CEMP and Construction Traffic Management Plan.

Community value

You said: local benefits must be visible and lasting.

Our response: local jobs, supplier work, local contractors, Village Fund, farm shop and farmers' market ambition. Delivered through: CSEIS and voluntary Penrhadw commitments.

How to read the commitments

PLANNING CONTROLLED measures sit in approved plans, conditions, licences or management plans. PENRHADW COMMITMENTS are voluntary measures we can deliver directly. PARTNERSHIP MEASURES depend on other organisations. FUTURE AMBITIONS, such as a village farm shop, depend on suitable opportunities and separate approvals.

> *"We cannot promise that development will create no change. We can promise to manage change responsibly, publish clear commitments and respond when monitoring identifies a problem.*

Supporting evidence: Residents Survey Results; submitted technical and management documents; Community & Socio-Economic Impact Statement

COMMUNITY VALUE

Jobs, local spending and community investment

Penrhadw is intended to retain more visitor value locally through year-round employment, supply chains and longer stays.

25
year-round FTE

35–40
peak FTE

£5,000
initial Village Fund

£5,000
minimum annual contribution

86%
Residents Survey: farm shop support

CAREER PATHWAYS

Jobs and training

Roles are expected across front of house, reception, housekeeping, kitchens, food and beverage, grounds and gardens, maintenance, administration and management.

Vacancies will be promoted locally, with work placements, apprenticeships and training partnerships explored where practical.

KEEPING VALUE LOCAL

Local procurement

The business will seek relationships with local farms, growers, butchers, bakeries, dairies, drinks producers, suppliers, trades, maintenance firms, activity providers and visitor attractions.

Penrhadw intends to monitor local supplier spend and visitor referrals annually so that local-value commitments can be reviewed and reported.

Farm shop and farmers' market

FUTURE AMBITION: Penrhadw remains committed to a permanent farm shop, preferably in the village if a suitable property with safe off-street parking becomes available.

In the meantime, support will be sought for a modest monthly or weekly daytime farmers' market within the farm grounds, within approved capacity and operating controls.

Village Fund

PENRHADW COMMITMENT: an initial £5,000 award will be made when we begin construction once planning permission is granted, followed by a minimum £5,000 annual anniversary contribution.

We will work with existing community groups to create a formal structure for governance, eligibility, decision-making, publication of awards and annual reporting; we fully welcome community input.

LOCAL VALUES

Local jobs › **Local suppliers** › **Visitor referrals** › **Community groups** › **Landscape and heritage**

Welsh language and local identity

Penrhadw will celebrate the Welsh language and the distinctive history and character of Pontsticill, Vaynor and the wider Merthyr Tydfil area. Our website, guest information and key written materials will be available bilingually. We will welcome correspondence in Welsh and support Welsh-speaking staff, as well as those who wish to learn or improve their Welsh.

We also want Penrhadw to help tell the story of the place we are part of. Historic photographs, local stories, traditional place-names and memories of the people, farms, industries and communities that have shaped the area will be reflected throughout our buildings, landscape, guest guides and online information.

We want to work with residents and local organisations to gather photographs, stories and memories so that visitors leave with a better understanding of the real history, culture and identity of our community, having seen it, read about it and, wherever possible, heard it directly from the people of the village.

Supporting evidence: Community & Socio-Economic Impact Statement; Residents Survey Results; Welsh-language commitments

DELIVERY AND MANAGEMENT

Construction, operation and monitoring

Planning permission would be followed by conditions, detailed approvals, ecological licensing, SAB and Building Regulations.

BEFORE AND DURING WORKS

Construction controls

- Approved routes and
- Booked deliveries
- On-site contractor parking
- Agreed working hours
- Dust, noise, vibration and
- Mud controls
- Wheel cleaning
- Road inspections
- Tree fencing and Root protections
- Ecological safeguards
- Fuel/material storage controls
- Advance notice of disruptive work
- Named community liaison contact

PHASED DELIVERY

Indicative programme

WITHIN 6 MONTHS OF APPROVAL
New entrance and parking; Ty Vaynor; Garden Grill; principal drainage, terraces and landscape works.

WITHIN 12 MONTHS OF APPROVAL
Farmhouse extension and refurbishment; Barn Restaurant; Lounge-Bar; final planting, testing and commissioning.

Timing remains subject to conditions, approvals and contractor programme

ONCE OPEN

Good-neighbour

- External hospitality ends 21:00
- Seating cleared by 22:00
- Routine deliveries 09:00–18:00
- Public indoor close by 23:00
- No entertainment operation
- No fireworks or sky lanterns
- No routine amplified outdoor entertainment
- No engine idling
- Quiet arrival and departure procedures

AFTER OPENING – WHAT WILL BE MONITORED

traffic and parking	**community short-stay use**	**staff and guest travel**
noise and complaints	**lighting and dark corridors**	**landscape establishment**
habitats and trees	**SuDS performance**	**Village Fund delivery**

Adaptive management

Where monitoring identifies a problem, arrangements can be adjusted through signage, staff procedures, delivery timing, parking allocation, guest information, planting replacement or other proportionate measures. Planning conditions and licences remain enforceable separately.

Complaints and communication

Residents will receive a telephone and email contact for the duty manager and community contact. Concerns will be logged, investigated and reviewed. Serious or repeated issues will be escalated and corrective action recorded.

Community Liaison Contact – Geraint McCarthy

T: 07501 499 699 | E: geraint@penrhadw.co.uk

> *“ The aim is to keep residents informed before construction, provide a clear point of contact and continue reviewing performance after opening.*

Supporting evidence: future CEMP and Construction Traffic Management Plan; Noise Management Plan; CPMP; LEMP; SAB maintenance plan

FINAL COMMITMENTS

Our commitments to Pontsticill and Vaynor

A concise summary of the principles that will guide design, construction and operation.

1

Protect the farmstead

Retain the working farm and its identity, stone buildings, walls, trees and field pattern.

2

Respect landscape and neighbours

Use scale, materials, planting, privacy controls and management suited to the National Park.

3

Protect tranquillity and dark skies

Maintain curfews, shielded warm lighting and restrictions on entertainment, fireworks and sky lanterns.

4

Manage traffic and parking

Meet operational demand on site and provide a controlled two-hour free community short-stay parking benefit.

5

Support sustainable travel

Invest in staff incentives, active-travel facilities and partnership work on additional bus services.

6

Manage water responsibly

Use source-control SuDS, surface water management and secure the necessary SAB approval before relevant construction begins

7

Create local value

Promote local jobs, training, suppliers, contractors, visitor referrals, and ways to celebrate our history and Welsh-language identity.

8

Invest in community

Provide the Village Fund, support community initiatives and events and continue farm shop and farmers' market work.

9

Communicate openly

Share planning, construction and operational contacts and explain material updates.

10

Monitor and adapt

Review parking, noise, lighting, drainage, habitats, planting and community commitments.

Keep in touch

Geraint McCarthy | Penrhadw Farm, Pontsticill, CF48 2TU
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Email: geraint@penrhadw.co.uk
Website: www.penrhadw.co.uk
Planning application: 26/24824/FUL

Planning Application QR Code

Os hoffech gael fersiwn Gymraeg o'r ddogfen hon, cysylltwch â ni. Byddwn yn hapus i'w darparu ar ffurf brintiedig ac ar ffurf ddigidol.

Rydym hefyd yn croesawu gohebiaeth yn Gymraeg, ac ni fydd hyn yn achosi unrhyw oedi wrth inni ymateb i chi.

Version and status: August 2026
Validated 4 August 2026 | Statutory consultation underway

Formal planning representations should be submitted directly to Bannau Brycheiniog National Park Authority during the statutory consultation period.

This brochure distinguishes planning-controlled measures from additional voluntary commitments.