



PRE-APPLICATION CONSULTATION STATEMENT

In respect of:-

**CHANGE OF USE OF LAND FOR THE
KEEPING OF HORSES INCLUDING STABLES
(PROPOSED), AND GRADING OF IMMEDIATE
GROUND AREA TO FORM LEVEL AREA FOR
ANIMAL WELFARE (RETROSPECTIVE)
AT
LAND TO SOUTH-WEST OF 152
HEOLGERRIG, MERTHYR TYDFIL, CF48 1RL**

On behalf of:

Mr. M. Edwards

Ref: 2079.b

August 2022

JCR Planning Ltd.

PLANNING • DEVELOPMENT

**Advising the property and
development industry**

Units 2 & 3 Cross Hands Business Workshops, Heol Parc Mawr,
Cross Hands, Carmarthenshire, SA14 6RE
Email: info@jcrplanning.com
Tel: 01269 267160
Web: www.jcrplanning.com

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1.0 INTRODUCTION

- 1.0.1 This Pre-Application Consultation (PAC) statement has been prepared in response to, and in accordance with, the guidelines and requirements of the Planning (Wales) Act 2015 and the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ('the Order').
- 1.0.2 The proposed development to which this statement relates is the proposed change of use of land for the keeping of horses including stables (proposed), and grading of immediate ground area to form level area for animal welfare (retrospective) at land to south-west of 152 Heolgerrig, Merthyr Tydfil, CF48 1RL.
- 1.0.3 This statement therefore provides information in respect of the consultation process which has been undertaken, and the responses received, together with any resulting impact on the proposed development.

2.0 ON-SITE PUBLICATION

2.1 SITE NOTICE

2.1.1 In accordance with the statutory requirements of Schedule 1B of the Order, a site notice was displayed at the application site from the 22nd June 2022.

2.1.2 A copy of the site notice is attached at *Appendix 1*. Photographs of the site notice posted at the entrance to the site are embedded below at *Figures 1, 2 and 3*.



Fig. 1 – Site notice in situ



Fig. 2 – Site notice in situ



Fig. 3 – Site notices in situ

2.2 NOTIFICATION TO OWNERS AND OCCUPIERS OF ADJOINING LAND

2.2.1 In accordance with the requirements of Schedule 1B of the Order, a letter of notification was issued to local residents/occupiers of adjoining land and property, advising of the intended submission of a planning application, and providing details as to where a copy of the draft application could be viewed, together with details regarding the submission of any representations.

2.2.2 A copy of the letter and notice are attached at *Appendices 3 and 4*.

2.3 DRAFT PLANNING APPLICATION

2.3.1 The site notice and letters to adjoining landowners and occupiers advised that a draft copy of the proposed application could be viewed at JCR Planning Ltd.'s website due to COVID-19 restrictions. Copies of the documentation could also be made available should any persons not have access to online facilities.

2.3.2 The draft application package included the following documentation:-

- Application Form
- Site Layout Plan

3.0 COMMUNITY AND STATUTORY CONSULTATION

3.1 CONSULTATION WITH COMMUNITY CONSULTEES

3.1.1 Notification of the draft application was given to the following via e-mail and accompanying letter (copies of the letter and notice are attached at *Appendices 5 and 6*):-

- Cllr. C. Jones
- Cllr. M. Jones
- Cllr. G. Thomas

3.2 CONSULTATION WITH STATUTORY CONSULTEES

3.2.1 Notification of the draft application was provided to the following via email and accompanying letter (copies of the letter and notice are attached at *Appendices 7 and 8*):-

- Dwr Cymru/Welsh Water
- Natural Resources Wales
- The Coal Authority
- Merthyr Tydfil CC – Highways Authority

4.0 RESPONSE TO REPRESENTATIONS RECEIVED

4.0.1 This section provides a summary of all responses received in respect of the PAC process outlined in the previous sections, together with an indication of any resulting amendments made to the proposal. Copies of responses received from specialist consultees are attached at *Appendix 9*.

4.1 ON-SITE PUBLICATION

Site Notice

4.1.1 The following provides a summary of, and response to, each of the comments received as a result of the site notice:-

- NO RESPONSES RECEIVED

Adjoining Land Owners/Occupiers

4.1.2 The following provides a summary of, and response to, each of the comments received as a result of emails/letters sent to adjoining land owners/occupiers:-

- NO RESPONSES RECEIVED

Inspection of Draft Planning Application at Place of Deposit

4.1.3 The following provides a summary of, and response to, each of the comments received as a result of the deposited draft planning application:-

- NO RESPONSES RECEIVED

4.2 COMMUNITY AND STATUTORY CONSULTATION

Community Consultees

4.2.1 The following provides a summary of, and response to, each of the comments received as a result of correspondence with community consultees:-

- NO RESPONSES RECEIVED

Statutory Consultees

4.2.2 The following provides a summary of, and response to, each of the comments received as a result of correspondence with statutory consultees:-

Point Raised	Response
Dwr Cymru – ...no objection to the proposed development.....As there are no public sewers or watermain effects by this proposal we have no comments to make on the above works undertaken.	Noted.
The Coal Authority – ...confirm that the site falls within the defined Development High Risk Area.....The Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground mining at shallow depth associated with thick coal seam outcrops.....any planning application for development of this site therefore needs to be accompanied by a Coal Mining Risk Assessment Report.	Noted.
Natural Resources Wales – ...Your proposals do not appear to meet the definition of major development as defined by the Order and therefore we have no comments to make on this pre-application consultation	Noted.

4.3 SUMMARY

4.3.1 The Applicant has generally welcomed the PAC responses and there do not appear to be any significant insurmountable concerns relating to the development. The formal submission addresses respondents' comments.

Appendices

APPENDIX 1

COPY OF SITE NOTICE



PLANNING & DEVELOPMENT CONSULTANCY | YMGYNGHORIAETH CYNLLUNIO A DATBLYGU

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

Purpose of this notice: This notice provides the opportunity to comment directly to the developer in respect of a proposed development prior to the submission of a planning application to the Local Planning Authority (LPA). Any subsequent planning application will be publicised by the relevant LPA. Any comments provided in response to this Notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

I give notice that Mr. M. Edwards

is intending to apply for planning permission for the change of use of land for the keeping of horses including stables (proposed) and grading of immediate ground area to form level area for animal welfare (retrospective) at land to south-west of 152 Heolgerrig, Heolgerrig, Merthyr Tydfil, CF48 1RL

You may inspect copies of:

- the proposed application
- the plans

at www.jcrplanning.com/consultations only due to COVID-19 restrictions.

Anyone wishing to make representations in respect of the proposed development must write to the agent at info@jcrplanning.com or **JCR Planning Ltd., Units 2-3 Cross Hands Business Workshops, Heol Parc Mawr, Cross Hands, Carmarthenshire, SA14 6RE.**

by: **5.00 p.m. 20th July 2022**

Signed: JCR Planning Limited

Date: 22nd June 2022

Unit 2, Cross Hands Business Workshops, Heol Parc Mawr, Cross Hands, Carmarthenshire SA14 6RE
Tel: 01269 267160 | Email: info@jcrplanning.com | www.jcrplanning.com

JCR PLANNING LTD | CHARTERED TOWN PLANNERS
Registered in England and Wales Registered Office: Unit 2 Cross Hands Business Workshops, Heol Parc Mawr, Cross Hands, Carmarthenshire SA14 6RE
Company No: 9043715 | VAT Reg No: 179462

APPENDIX 2

LIST OF ADDRESSEES

- Local occupiers/residents

- Cllr. C. Jones
- Cllr. M. Jones
- Cllr. G. Thomas

- Dwr Cymru/Welsh Water
- Natural Resources Wales
- The Coal Authority
- Merthyr Tydfil CBC – Highways Authority

APPENDIX 3

COPY OF LETTER TO OWNERS AND OCCUPIERS OF ADJOINING LAND



PLANNING & DEVELOPMENT CONSULTANCY | YMGYNGHORIAETH CYNLLUNIO A DATBLYGU

Our ref: / Ein cyf: PAC.HEOL.Jun22/08

Date / Dyddiad: 22nd June 2022

Dear

Re: Change of Use of land for the Keeping of Horses including Stables (Proposed) and Grading of Immediate Ground Area to form Level Area for Animal Welfare (Retrospective) at land to south-west of 152 Heolgerrig, Heolgerrig, Merthyr Tydfil, CF48 1RL.

I write to advise that JCR Planning Ltd. has been instructed to undertake a pre-application consultation (PAC) process in respect of the above proposed development.

The proposal constitutes a 'major' development, whereby Welsh Government pre-application consultation procedures apply (Town and Country Planning (Development Management Procedure) (Wales)(Amendment) Order 2016)(the Order'). The required Notice is hereby enclosed.

Members of the public, statutory bodies, and other third parties therefore have a minimum period of 28 days within which to make representations in respect of the proposed development (by no later than 20th July 2022). At the end of this period, all representations will be carefully considered by JCR Planning Ltd., prior to finalising the formal planning application. All representations received will be included within the pre-application consultation report which will accompany the submitted application.

Any representations you may wish to make within the stipulated time period should be submitted in writing to:-

JCR Planning Ltd., Units 2-3, Cross Hands Business Workshops, Heol Parc Mawr, Cross Hands, Carmarthenshire, SA14 6RE, or preferably by e-mail to info@jcrplanning.com

Due to Covid-19 restrictions the proposed application documentation is only available for inspection on our website at www.jcrplanning.com/consultations, however, should you have any difficulties then please advise and we will try to assist.

I trust the above is clear, but should you have any queries, please do not hesitate to contact us.

Yours faithfully,

C. Jones

C.L. Jones
Director

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APPENDIX 4

COPY OF NOTICE TO OWNERS AND OCCUPIERS OF ADJOINING LAND



PLANNING & DEVELOPMENT CONSULTANCY | YMGYNGHORIAETH CYNLLUNIO A DATBLYGU

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You may inspect copies of:

- the proposed application
- the plans

at www.jcrplanning.com/consultations only due to COVID-19 restrictions.

Anyone wishing to make representations in respect of the proposed development must write to the agent at info@jcrplanning.com or **JCR Planning Ltd., Units 2-3 Cross Hands Business Workshops, Heol Parc Mawr, Cross Hands, Carmarthenshire, SA14 6RE.**

by: 5.00 p.m. 20th July 2022

Signed: JCR Planning Limited

Date: 22nd June 2022

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APPENDIX 5

COPY OF LETTER TO COMMUNITY CONSULTEES



PLANNING & DEVELOPMENT CONSULTANCY | YMGYNGHORIAETH CYNLLUNIO A DATBLYGU

Our ref: / Ein cyf: PAC.HEOL.Jun22/01

Date / Dyddiad: 22nd June 2022

Cllr. C. Jones,
(Claire.Jones@merthyr.gov.uk)

Dear Councillor Jones,

Re: Change of Use of land for the Keeping of Horses including Stables (Proposed) and Grading of Immediate Ground Area to form Level Area for Animal Welfare (Retrospective) at land to south-west of 152 Heolgerrig, Heolgerrig, Merthyr Tydfil, CF48 1RL

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JCR Planning Ltd., Units 2-3, Cross Hands Business Workshops, Heol Parc Mawr, Cross Hands, Carmarthenshire, SA14 6RE, or preferably by e-mail to info@jcrplanning.com

Due to Covid-19 restrictions the proposed application documentation is only available for inspection on our website at www.jcrplanning.com/consultations, however, should you have any difficulties then please advise and we will try to assist.

I trust the above is clear, but should you have any queries, please do not hesitate to contact us.

Yours faithfully,

C. Jones

C.L. Jones
Director

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APPENDIX 6

COPY OF NOTICE TO COMMUNITY CONSULTEES



PLANNING & DEVELOPMENT CONSULTANCY | YMGYNGHORIAETH CYNLLUNIO A DATBLYGU

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- the plans

at www.jcrplanning.com/consultations only due to COVID-19 restrictions.

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by: **5.00 p.m. 20th July 2022**

Signed: JCR Planning Limited

Date: 22nd June 2022

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APPENDIX 7

COPY OF LETTER TO STATUTORY CONSULTEES



PLANNING & DEVELOPMENT CONSULTANCY | YMGYNGHORIAETH CYNLLUNIO A DATBLYGU

Our ref: / Ein cyf: PAC.HEOL.Jun22/05

Date / Dyddiad: 22nd June 2022

Dwr Cymru/Welsh Water
(developer.services@dwrcymru.com)

Dear Sir/Madam,

Re: Change of Use of land for the Keeping of Horses including Stables (Proposed) and Grading of Immediate Ground Area to form Level Area for Animal Welfare (Retrospective) at land to south-west of 152 Heolgerrig, Heolgerrig, Merthyr Tydfil, CF48 1RL

I write to advise that JCR Planning Ltd. has been instructed to undertake a pre-application consultation (PAC) process in respect of the above proposed development.

The proposal constitutes a 'major' development, whereby Welsh Government pre-application consultation procedures apply (Town and Country Planning (Development Management Procedure) (Wales)(Amendment) Order 2016)(the Order'). The required Notice is hereby enclosed.

Members of the public, statutory bodies, and other third parties therefore have a minimum period of 28 days within which to make representations in respect of the proposed development (**by no later than 20th July 2022**). At the end of this period, all representations will be carefully considered by JCR Planning Ltd., prior to finalising the formal planning application. All representations received will be included within the pre-application consultation report which will accompany the submitted application.

Any representations you may wish to make within the stipulated time period should be submitted in writing to:-

JCR Planning Ltd., Units 2-3, Cross Hands Business Workshops, Heol Parc Mawr, Cross Hands, Carmarthenshire, SA14 6RE, or preferably by e-mail to info@jcrplanning.com

Due to Covid-19 restrictions the proposed application documentation is only available for inspection on our website at www.jcrplanning.com/consultations, however, should you have any difficulties then please advise and we will try to assist.

I trust the above is clear, but should you have any queries, please do not hesitate to contact us.

Yours faithfully,

C. Jones

**C.L. Jones
Director**

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APPENDIX 8

COPY OF NOTICE TO STATUTORY CONSULTEES



PLANNING & DEVELOPMENT CONSULTANCY | YMGYNGHORIAETH CYNLLUNIO A DATBLYGU

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by Article 2(1) of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012)

Purpose of this notice: this notice comprises a formal request for a pre-application response under Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development **land to south-west of 152 Heolgerrig, Heolgerrig, Merthyr Tydfil, CF48 1RL**

We give notice that **Mr. M. Edwards** is intending to apply for planning permission for **the change of use of land for the keeping of horses including stables (proposed) and grading of immediate ground area to form level area for animal welfare (retrospective)**

Due to COVID-19 restrictions, a copy of the proposed application and plans can only be viewed online at www.jcrplanning.com/consultations

In accordance with the requirements of Article 2E of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to:-

JCR Planning Ltd., Units 2-3, Cross Hands Business Workshops, Heol Parc Mawr, Cross Hands, Carmarthenshire, SA14 6RE, or, preferably by e-mail to info@jcrplanning.com by no later than 5.00 p.m. 20th July 2022.

Signed: JCR Planning Ltd.

Date: 22nd June 2022

Unit 2, Cross Hands Business Workshops, Heol Parc Mawr, Cross Hands, Carmarthenshire SA14 6RE
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APPENDIX 9

COPIES OF SPECIALIST CONSULTEE RESPONSES



Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E-mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E-bost: developer.services@dwrcymru.com

Mr Craig Jones
JCR Planning Ltd.
Units 2-3
Cross Hands Business Park Heol Parc Mawr
Cross Hands
Carmarthenshire
SA14 6RE

Date: 07/07/2022
Our Ref: PPA0006869

Dear Mr Jones

Grid Ref: 302556 205386

Site Address: Land to the southwest of 152 Heolgerrig, Merthyr Tydfil

Development: Grading of Immediate Ground Area to form Level Area for Animal Welfare (Retrospective)

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 22/06/2022, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted we would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

As there are no public sewers or water mains effected by this proposal we have no comments to make on the above works undertaken.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elus'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cylf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treham, Mid Glamorgan CF46 6LY

Rydym yn croeso i gyswlltu yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cylf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestrdd: Heol Pentwyn
Nelson, Treham, Morgannwg Ganol CF46 6LY.

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently, the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyl, a limited company registered in
Wales no 3366777. Registered office: Pentwyn Road,
Nelson, Trehamis, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyl, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru chif 3366777. Sêddfa gofrestredig: Heol Pentwyn
Nelson, Trehamis, Morgannwg Ganol CF46 6LY.

PAC.HEOL.Jun22/06 - Land to South-West of 152 Heolgerrig (Stat Pre-App) - NRW Response NRW:01204200

External

Inbox



South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk> 18:02 (17 minutes ago)

to me

Dear JCR Planning

I refer to your email dated 22 June 2022 and statutory pre-application consultation for Change of Use of land for the Keeping of Horses including Stables (Proposed) and Grading of Immediate Ground Area to form Level Area for Animal Welfare (Retrospective) at Land to South-West of 152 Heolgerrig.

Under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the Order), we should be consulted where the proposed development falls within one of the categories set out in Schedule 4 of the Order where the Natural Resources Body for Wales is an identified specialist consultee. Any pre-application consultation submitted to us under the Order should be supported by the requisite notice and documents described in the Order. Here is a link to the development management procedure amendment where the schedule notice is included, along with the table of who should be consulted:

<http://www.assembly.wales/laid%20documents/sub-ld10539/sub-ld10539-e.pdf>

Please note, when consulted, our comments will only relate specifically to matters listed in our [Consultation Topics](#) document (September 2018). We will not consider potential effects on other matters, and therefore cannot *rule out the potential for the proposed development to affect other interests, including environmental interests of local importance*.

Having considered the information submitted, your proposals do not appear to meet the definition of major development as defined by the Order and therefore we have no comments to make on this pre-application consultation. If you believe this to be incorrect, please contact us, giving reasons and we will reconsider our position.

Please note, in addition to planning permission, it is the applicant's responsibility to ensure that they secure all other permits/consents relevant to their development.

Kind Regards

Andrew Hurst
Tîm Cynllunio Datblygu/Development Planning Team
Cyfoeth Naturiol Cymru/Natural Resources Wales
Ffôn/Tel: 03000 653074



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority



The Coal
Authority

For the Attention of: JCR Planning Ltd

[By Email: info@jcrplanning.com]

13 July 2022

Dear Sir or Madam

**PRE-APPLICATION ENQUIRY: PRE-APPLICAITON - LAND TO SOUTH-WEST OF 152
HEOLGE**

**CHANGE OF USE OF LAND FOR THE KEEPING OF HORSES INCLUDING STABLES
(PROPOSED), AND GRADING OF IMMEDIATE GROUND AREA TO FORM LEVEL
AREA FOR ANIMAL WELFARE (RETROSPECTIVE); Land South West Of 152
Heolgerrig, Heolgerrig, Merthyr Tydfil, CF48 1RL**

Thank you for your consultation letter of 22 June 2022 seeking the views of the Coal Authority on the above.

I have checked the site boundary plan against our coal mining information and can confirm that the site falls within the defined Development High Risk Area; therefore within the site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of any formal planning application.

The Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground mining at shallow depth associated with thick coal seam outcrops.

In accordance with the approach agreed with the Local Planning Authority, any planning application for development of this site therefore needs to be accompanied by a Coal Mining Risk Assessment Report.

It is a requirement of Planning Policy Wales, paragraphs 6.9.23 to 6.9.27 that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development. Further information on how to prepare Coal Mining Risk Assessments can be found at: <https://www.gov.uk/planning-applications-coal-mining-risk-assessments>

I hope this is helpful however please do not hesitate to contact me if you would like to discuss this matter further.

Yours faithfully

Chris MacArthur

Chris MacArthur B.Sc.(Hons), DipTP, MRTPI
Planning Liaison Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.