

PRE-
APPLICATION
CONSULTATION
REPORT

**Land at Dragon Parc,
Abercanaid,
Merthyr Tydfil**

November 2019



Summary

Proposal:

Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access

Location:

Land at Dragon Parc, Abercanaid, Merthyr Tydfil

Date:

November 2019

Project Reference:

19.170

Client:

Huntley Wood Investments

Product of:

Asbri Planning Limited
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff CF23 8RS

Prepared by:

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Approved by:

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Disclaimer:

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Copy of all notices issued to specialist consultees (Schedule 1C)

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Responses received from specialist consultees

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Responses received from 'other' consultees

Introduction

- 1.1 Asbri Planning have been instructed by Huntley Wood Investments to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of the proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any ‘Pre-Application Consultation’ exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F);
 - Publicity before application for Planning Permission (Section 2C);
 - Consultation before applying for Planning Permission (Section 2D); and
 - Duty to respond to pre-application consultation (Section 2E);
- 1.4 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) (“the 1990 Act”) and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.
- 1.5 In accordance with section 2F(2) this report includes;
 - a) a copy of the site notice and a plan showing its locations;
 - b) a declaration that the site notice was displayed in accordance with the 2016 Order;
 - c) a list of the addresses of adjoining land owners or occupiers;
 - d) copies of all notices given to community consultees;
 - e) copies of all notices given to specialist consultees;
 - f) a summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;
 - g) a summary of all issues raised by community and specialise consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
 - h) copies of all responses received from community and specialist consultees.

- 1.6 The statement confirms how the consultation has been publicised at section 2, whilst section 3 confirms which consultees have been consulted as part of this PAC. Sections 4 provides a summary of the responses received to the statutory publicity and provides a response to the comments. Section 5, 6 & 7 outlines the responses received to the consultation with Community, Specialist and 'other' consultees and provides a response to each comment. The report concludes at section 8.

Statutory publicity before applying for planning permission

- 2.1 In accordance with Section 2C of the 2016 Order, the applicant has undertaken appropriate publicity by way of:
- Displaying a site notice for a period of no less than 28 days from the 18th October 2018 to the 15th November 2019 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Huntley Wood Investments that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order have been complied with;
 - Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
 - Made the full draft planning package available for inspection on Asbri Planning's website from the 18th October 2019 until the 15th November 2019 inclusive.
 - A copy of the screenshot is included at Appendix C. Computer facilities were identified to view the application at Merthyr Library Hub between the hours of Monday, Wednesday and Friday 9:00am – 1:00pm & 2:00pm – 6:00pm, Tuesday, Thursday, Saturday and Sunday Closed. The following plans and documents were made available for inspection;

Table 1: list of proposed plans

Plan title	Drawing reference
Site Location Plan	DR-0005
General Arrangement Plan and Long Sections	DR-C-0001 P01
Outfall Plan	DR-C-0020 P01
Road Plan, Sections and Details	DR-C-0010 P01
Road Sections	DR-C-0011 P01
Sections	DR-C-0002 P01

Table 2: list of Documents

Document	Author
Application Forms	Asbri Planning
Planning, Design and Access Statement	Asbri Planning
Arboricultural Report	Asbri Planning
Coal Mining Risk Assessment	Integral Geotechnique
Flood Consequence Assessment	JBA
Construction Environmental Management Plan	JBA

Japanese Knot Management Plan	JBA
Preliminary Ecological Appraisal	Ecological Wales
SI Desk Study Report	Integral Geotechnique

- 2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent by the 15th November 2019.

Consultation before applying for planning permission

- 3.1 In accordance with Section 2D of the 2016 Order, the applicant has undertaken consultation with all community and specialist consultees.

Community Consultees (Schedule 1B)

- 3.2 The applicant has undertaken consultation with the following community consultees;

Table 3: Community Consultees

Consultee	
Local Councillor	Cllr. Brent Carter
Local Councillor	Cllr. Harvey Jones
Local Councillor	Cllr. Gareth Lewis

- 3.3 A copy of all notices issued to community consultees is contained within Appendix D.

Specialist Consultees (Schedule 1C)

- 3.4 The applicant has undertaken consultation with the following community consultees;

- CADW
- The Coal Authority
- Rail Network Operator
- Dwr Cymru/Welsh Water
- NRW
- Health and Safety Executive
- Welsh Government – Trunk Road Agency
- Local Highway Authority

- 3.5 A copy of all notices issued to specialist consultees are contained within Appendix E.

Other consultees

- 3.6 The client has gone beyond the requirements of the 2016 Order and has decided to consult the following additional ('other') consultees;

- National Grid
- Western Power
- Wales and West Utilities
- Archaeological Trust

- 3.7 The above consultees were given notice that the responses were required within 28 days from the receipt of the notice.

Response to the statutory publicity

4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.

4.2 As discussed, the application was publicised as follows;

- A site notice was displayed on/adjacent to the site; and
- Notices were issued to the adjoining land owners and/or occupiers.

4.3 1 responses were received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table;

Consultation Response	Number of Response
Support	0
Neither object nor support	1
Object	0
Total	1

Comments in support

4.5 The following comments were raised:

Comments	Response
Supportive of the principle of the proposal as a regeneration scheme in this location.	Comments welcomed.
The economic benefits the proposal (and any subsequent development it helps generate) brings to the area and employment opportunities the proposal will also offer. The proposal will make a positive contribution to the diversity of this area of Merthyr Tydfil.	Comments welcomed.

Comments neither in object nor support

4.6 The following comments were raised:

Comments	Response
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The likely highways and drainage impacts are of particular importance in terms of the operation of existing businesses in the area.	This application is solely for the engineering of the site and does not comprise any other form of development that will generate traffic. There will be a temporary disturbance in traffic during the construction phase although best practices will be adopted to ensure impact is minimised.
If a future development scheme e.g. employment of residential, is put forward as a result of the proposed construction works, a full Transport Assessment should be produced to accompany the application.	Comments noted and should any future applications come forward the transport matters will be addressed.
On the basis that NRW have reviewed and accepted the flood modelling, the applicant has reasonably demonstrated that the proposals will not have an increase of flooding in third party land for scenarios which do not include blockages in the Nant Canaid culverts.	The site engineers JBA have been in discussions with NRW to ensure the proposal has no detrimental impacts to the surrounding area.
It is not clear if the applicant has considered the surface water generated from the site and how this will be managed. It is also not clear if the combined fluvial and pluvial scenarios have been modelled and considered as part of any modelling and if such a combination will have an impact on any third-party land. Both these matters will need to be comprehensively addressed in any forthcoming planning application at the site.	The Flood Consequence Assessment has been revised following the comments received at PAC stage by NRW and subsequently the information whilst included initially has been further detailed.
Whilst our client wholly supports the principle of development and welcomes the employment to be generated from the proposals, there are significant technical considerations that will need to	The technical considerations have been fully considered and addressed within the application submission.

be addressed when a full application is made to the Council.	
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Response to the community consultees

- 5.1 No responses were received from community consultees.

Response to specialist consultees

- 6.1 The following comments have been received following consultation with the required specialist consultees. A full copy of the representations received can be reviewed at Appendix F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

DCWW

Comments

Comment We refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response from Dwr Cymru Welsh Water as a 'Specialist Consultee', as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, before applying for planning permission. 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, 18th October 2019, as per the requirements of Article 2E. However, having reviewed the draft application package, we would highlight our concerns with the proposed development and **OBJECTION** to any forthcoming planning application submission.

The proposed development site is crossed by a number of assets (for example a strategic 24" trunk watermain and an 825mm combined sewer), with the approximate positions being marked on the enclosed plan, the 24" watermain would entail a protection zone measuring 7 metres either side of the centreline of the watermain and 8 metres either side of the centreline of the combined sewer. Please note, under the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

However, in respect of the accompanying 'General Arrangement Plan and Long Sections' (Drawing No. BMQ-JBAU-XX-XX-DR-C-0001 revision P01), it is evident that the proposed drainage channel would be situated within the protection zone of these assets. In its current format, the proposed development would cause significant adverse effect to the integrity of these assets

and therefore detrimental impact to the health and safety of existing residents and local environment. As such, whilst opportunities can be explored to reposition the development to accommodate the required protection zone, we appreciate that this may prove unviable for the purposes of any forthcoming planning application.

We acknowledge that investigations are ongoing in relation to locating those assets that may be compromised by the proposed works. Once our investigations have been concluded we will then be in a position to revisit the scheme and we recommend that this process is concluded prior to any further submissions or planning applications.

Response There have been on going discussions with DCWW who have now confirmed that they will not object to the planning application following further survey works. The site engineers JBA have been working closely with DCWW to ensure there is no impact to their assets. DCWW have completed a survey of the site to trace their assets and following this survey have confirmed the proposal will not impact their assets.

CADW

Comments

Comment The application area is the subject of an undetermined planning application for mixed use development and in response to a consultation on that proposal we noted that the above designated heritage assets are located in the vicinity of the proposed development but intervening buildings and vegetation will block or significantly screen views of the development from these designated heritage assets and therefore there would be no impact on their settings.

We also noted that the proposed development would be located inside the Registered Merthyr Tydfil Landscape of Outstanding Historic Interest. However, as the development did not require an Environmental Impact Assessment to be produced (see Planning Policy Wales 6.1.21) and it is not included in the area covered by Merthyr Tydfil Local Development Plan Policy AS4 the impact on the Registered Historic Landscape will not be a material consideration on the determination of any planning application for this development.

The above advice remains valid in response to the current consultation in regard to engineering works on this site.

Response Comments noted, no response required.

Coal Authority

Comments

Comment You have provided a copy of plan Drawing No. BMQ-JBAU-XX-XX-DR-C-0001, Revision P01, dated 17/10/19. I have reviewed this plan against our records and the areas proposed for re-profiling and access routes and note that some of these works will be located in areas where mine entries (shafts and adits) are recorded as being present. We are therefore concerned that disturbance and/or loading to these features may arise from the works proposed which will then pose a risk to surface stability.

On this basis I do consider that a Coal Mining Risk Assessment is required to support any may formal planning application for these works. If intrusive investigations have not been carried out to locate these features then source documents should be reviewed in order that the location of the mine entries and any treatment works carried out can be better assessed. Once this information has been reviewed then an assessment can be made of the potential risks that coal mining legacy poses to the works proposed.

Response A coal mining risk assessment is submitted in support of the application.

Network Rail

Comments

Comment Thank you for consulting Network Rail on this application. Having reviewed the proposals I can confirm that we have no principle objection to the proposed development.

Response Comments noted, no response required.

NRW

Comments

Comment Based on the information provided, we have significant concerns with the proposed development. To overcome these concerns, we would recommend to the planning authority that the following requirement should be met before permission is granted and the conditions listed below are attached to the permission. Otherwise, we would object to the planning application.

Requirement: Further information is required to demonstrate the risks and consequences of flooding can be managed to an acceptable level.

Conditions 1-5: Land contamination

Flood Risk

Our Flood Risk Map, which is updated on a quarterly basis, confirms the site to be partially within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines.

We note the proposal is for site engineering works as part of a flood mitigation strategy, in order to remove the proposed site from the C2 Flood Zone.

The following FCA has been submitted in support of the Application;

JBA Consulting, Land at Dragon Parc engineering works FCA, Version 1, October 2019.

In Section 4.1 of the submitted FCA, it states that the baseline (existing) scenario (1D-2D ESTRY-TUFLOW hydraulic model of the Afon Taff and Nant Canaid at the study area) was reviewed and accepted by NRW and has been used as the baseline scenario for this study. Our previous response for the proposed residential and business development at Dragon Parc (Planning Reference P/17/0144) had confirmed the model reviewed was fit for purpose (Reference CAS-88987-J5J5, dated 20 June 2019).

We now note however, that the proposed alterations to the site elevation (Appendix A within the submitted FCA) appear to have been revised since the previous submission. We therefore seek confirmation as to whether the previously agreed hydraulic model has been used to inform the current FCA or whether it has been updated. Without this information, we cannot

confirm whether the FCA is an accurate representation of the flood risk associated with the proposed development and we are therefore unable to ascertain whether the FCA meets the technical requirements set out in TAN15.

We therefore request that the hydraulic model that has been used to inform the FCA is submitted to us for review.

In addition to the above, in our response to Planning Application Reference P/17/0144, we made it clear that an assessment of flood risk for the site needed to consider the presence of the culvert which flows beneath the site. We advised that it was appropriate to add a 95% blockage factor when considering the potential flood events (i.e. 1% +CCA +blockage and 0.1% +blockage flood events) for the site to be assessed against TAN15 criteria. However, the 95% blockage factor has not been considered within the design event in the current FCA.

Furthermore, in our response to Planning Application Reference P/17/0144, we also requested clarity on flood depths to areas outside of the site boundary, the number of properties affected and whether there is any increase in hazard outside of the site. The submitted FCA has not provided any information on flood risk elsewhere. We therefore require clarity on this matter, to ensure there is no detriment to third parties. In summary, further information is required as follows:

the hydraulic model that has been used to inform the FCA to be submitted for review;
95% blockage factor to be considered within the design event;
an assessment of the impacts of the proposal on flood risk elsewhere.

If the above requirements are satisfactorily met, we would then offer the following advice in relation to other matters:

Land potentially affected by contamination

We have reviewed the following report: Ardagh Metal Packaging, Abercanaid, Merthyr Tydfil, Desk Study Report, prepared by Integral Geotechnique, document ref: 11708/LW/16DS, dated February 2016.

We have significant concerns with the proposed development due to historic land uses identified in the draft desktop study report and the proximity to controlled waters (groundwater and the River Taff). The site is currently identified as being brownfield but was previously the location of the Ardagh Aerosol Factory. The majority of the site now comprises hard standing and scattered scrub as well as a dilapidated office building.

If consulted by the local planning authority, we would recommend they only grant planning permission if the conditions listed below are attached.

Conditions 1 – 5

Informative/advice

These conditions have been recommended as we are satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

We recommend that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to Environment Agency document 'Guiding Principles for Land Contamination' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health. Refer to Groundwater protection: Principles and practice (GP3).

European Protected Species

We note that a Preliminary Ecological Appraisal has been submitted as part of this draft Application (Preliminary Ecological Appraisal by Ecological Services Ltd, Project: Land at Dragon Parc, Merthyr Tydfil, dated 15th October 2019). This report has been informed by previous surveys undertaken at the proposed site, as submitted under Planning Application Reference P/17/0144. We note the reports from the previous surveys (listed below) have not been submitted as part

of this consultation. We advise that they are included with any future planning application for completeness.

- Ecological Appraisal Report Dragon Parc, Merthyr Tydfil on behalf of Huntley Wood Investments Ltd', by RPS, dated May 2016.

- Dragon Parc, Abercanaid, Merthyr Tydfil Bat Activity Survey' by RPS dated September 2016.

Bats

The submitted ecological appraisal (Preliminary Ecological Appraisal, dated 15th October 2019) concludes similar results to the survey findings of the 2016 surveys undertaken by RPS.

The report confirms that bats are utilising the site for foraging and commuting and that none of the trees within the site have features with the potential to support roosting bats. We note that additional activity surveys were undertaken of the three buildings on site, and no evidence of bats using these buildings was found. The submitted report recommends adherence to the recommendations listed within the previous ecology report "Dragon Parc, Abercanaid, Merthyr Tydfil Bat Activity Survey" authored by RPS Ltd, dated September 2016, we agree with these conclusions.

Otter

The Ecological Appraisal Report identifies there is negligible habitat on site to support otters but identifies records of otter along the River Taff adjacent to the site. We welcome the recommendations made in Section 5 of the Ecological Appraisal Report. We recommend best practice measures are followed during construction, to provide for the possibility of otters moving through the site.

Lighting

It is unclear from the submitted documents whether any lighting is proposed as part of this development. We note the Preliminary Ecological Appraisal suggests the submission of a detailed lighting plan, to ensure that dark corridors are retained around the site boundary for commuting bats. It should be clarified within the submission of a formal planning application whether lighting is proposed. Please note, if lighting is to be included, we may request a Condition is imposed, which ensure the submission and agreement of an appropriate lighting scheme, in respect of bats and otter, prior to work commencing.

Response The FCA has been revised to provide further information relating to the hydraulic model that has been used to inform the FCA to be submitted for review, 95% blockage factor to be considered within the design event, an assessment of the impacts of the proposal on flood risk elsewhere. In relation to contamination the conditions are accepted and will be addressed in due course. In relation to ecology the comments are accepted.

Canal and River Trust

Comments

Comment This application falls outside the notified area for its application scale. We are therefore returning this application to you as there is no requirement for you to consult us in our capacity as a Statutory Consultee.

We are happy to comment on particular applications that fall outside the new notified areas if you would like the Canal & River Trusts comments in specific cases, but this would be outside the statutory consultation regime and this must be made clear to us in any notification letter you send.

Response Comments noted no response required.

Trunk Roads Agency

Comments

Comment No objections on trunk road highways grounds for the above as any development would not have a significant impact on the A4060 or A470.

Response Comments noted no response required.

HSE

Comments

Comment The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a

planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

Response Comments noted no response required.

Response to other consultees

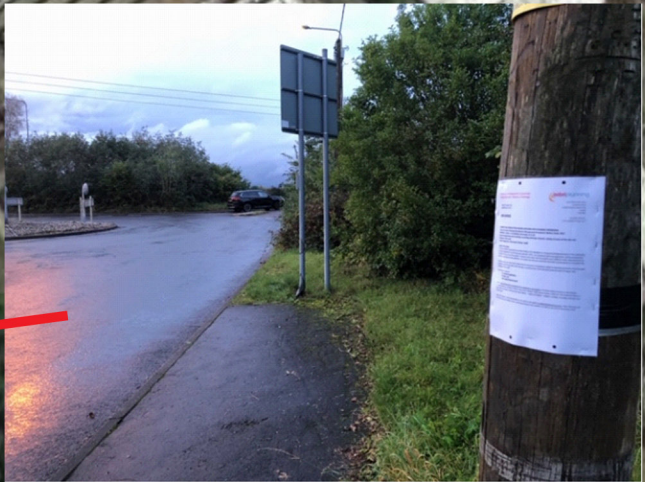
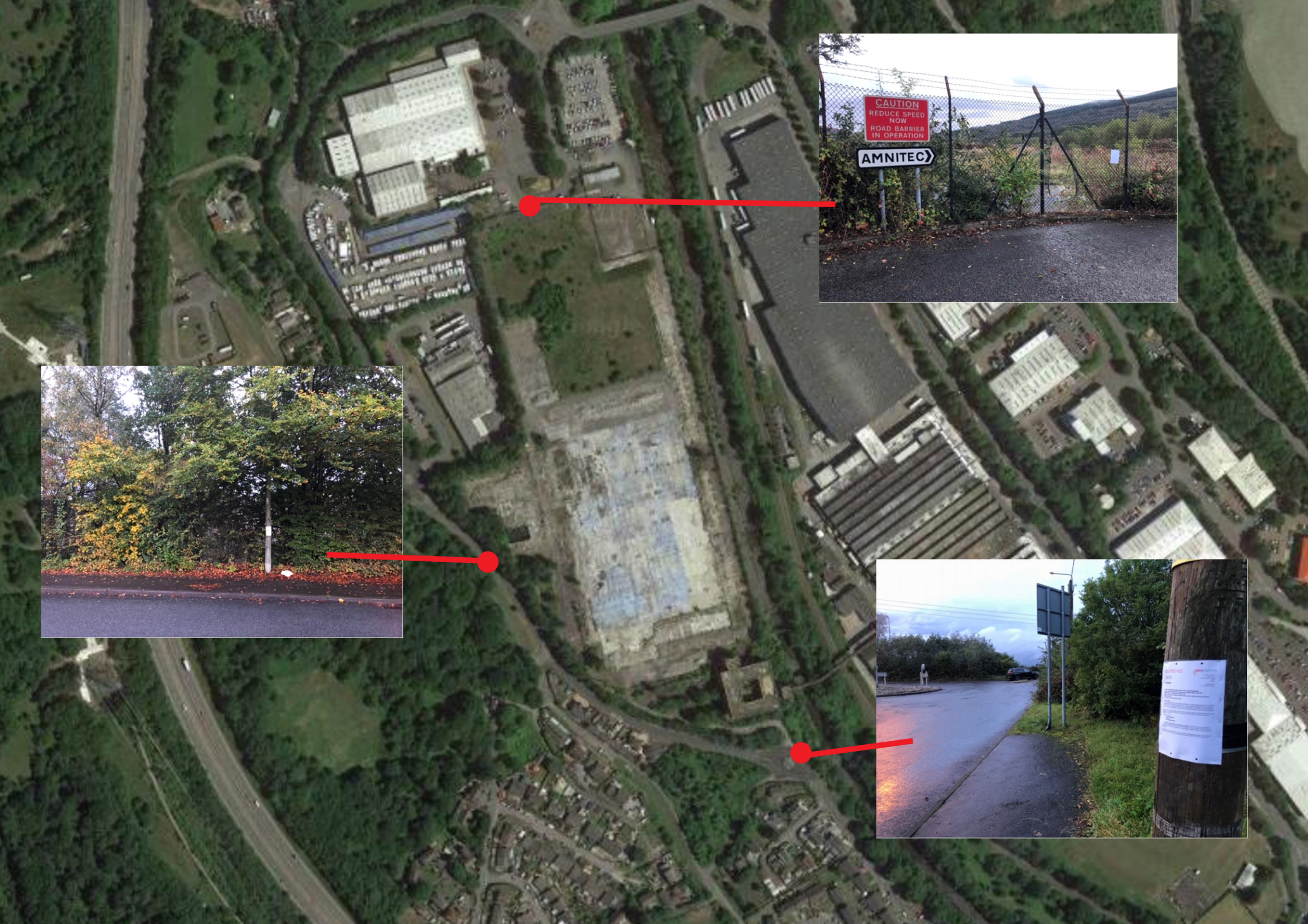
- 7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6. A full copy of the representations received can be reviewed at Appendix G. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

National Grid
No objection
Comment National Grid has no objections to the above proposal which is in close proximity to a High Voltage Transmission Overhead Line –Overhead Electricity Line, Electricity Tower.
Response Comments noted no response required.

Conclusion

- 8.1 Asbri Planning have been instructed by Huntley Wood Investments to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access at Land at Dragon Parc, Abercanaid, Merthyr Tydfil.
- 8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3 As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.4 Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

Appendix A - Copy of Site Notice and map showing their location



Date: 18th October 2019

Our Ref: RW/LG: 19.170

SITE NOTICE

Tel: 02920 732 652
www.asbriplanning.co.uk

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access

Land at Dragon Parc, Abercanaid, Merthyr Tydfil

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on 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.

Asbri Planning Ltd. give notices that Huntley Wood Investments is intending to apply for planning permission for proposed engineering works including excavating drainage channel, raising of areas of the site and formation of access at Land at Dragon Parc, Abercanaid, Merthyr Tydfil.

You may inspect copies of:

- **the proposed application;**
- **the plans; and**
- **other supporting documents**

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Merthyr Library Hub, Merthyr Tydfil Leisure Centre, CF48 1UT. The identified library is open as follows Monday, Wednesday and Friday 9:00am – 1:00pm & 2:00pm – 6:00pm, Tuesday, Thursday, Saturday and Sunday Closed.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the of 15th November 2019.

Appendix B - List of the addresses of
adjoining land owners and/or occupiers and
a copy of the draft letter issued

Add1	Add2	Add3	Add4	Add5	Add6	Add7
Owner/Occupier	Wildwood	Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT	
Owner/Occupier	1 Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT		
Owner/Occupier	2 Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT		
Owner/Occupier	7 Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT		
Owner/Occupier	8 Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT		
Owner/Occupier	9 Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT		
Owner/Occupier	10 Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT		
Owner/Occupier	11 Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT		
Owner/Occupier	Hoover Candy Group	Pentrebach	Merthyr Tydfil	CF48 4TU		
Owner/Occupier	Abercanaid House	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	Clare House	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	Glynderus House	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	Llys Canaid House	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	Pitwood House	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	The Marshalls	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	Webber House	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	The Pump House	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	The View	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	Aminitec Ltd	Abercanaid	Merthyr Tydfil	CF48 1UX		
Owner/Occupier	The Gate House	Dragon Parc	Abercanaid	Merthyr Tydfil	CF48 1PQ	
Owner/Occupier	Cwmbran Ford	Avondale Road	Pontrhydyrun	Cwmbran	Torfaen	NP44 1TT
Owner/Occupier	Unit B	Abercanaid Industrial Estate	Merthyr Tydfil	CF48 1YF		

Add 1	Add 2	Add 3
Local Councillor	Cllr. Brent Carter	Brent.Carter@merthyr.gov.uk
Local Councillor	Cllr. Harvey Jones	harvey.jones@merthyr.gov.uk
Local Councillor	Cllr. Gareth Lewis	gareth.lewis@merthyr.gov.uk
Consultee Name		Email Address
Trunk Road Agency		LGC_Development_Control-South@gov.wales
Local Highway Authority		highways@merthyr.gov.uk
The Coal Authority		planningconsultation@coal.gov.uk
Natural Resources Body for Wales		southeastplanning@cyfoethnaturiolcymru.gov.uk
Cadw		cadwplanning@gov.wales
The Canal and River Trust		NationalPlanning.function@canalrivertrust.org.uk
The water and sewerage undertaken concerned		developer.services@dwrcymru.com
Network Rail		townplanningwestern@networkrail.co.uk

Consultee Name	Address
----------------	---------

National Grid	plantprotection@nationalgrid.com
GGAT	planning@ggat.org.uk
Wales and West Utilities	enquiries@wwutilities.co.uk
Western Power	wpdnewsupplies@westernpower.co.uk

Appendix C - Screenshot of the Asbri Planning Website

Asbri Planning - CMSDragon Parc, Abercanai

https://www.asbriplanning.co.uk/statutory-pre-application-consultation/dragon-site-merthyr/

About usabouttabsbing maps - DirectorBitly URL ShortenerElection Mapsemapsite - mapshopFloodScreenFujitsu CEMEA&IGrid Reference Finderhistoricwales.govhttps--www.gov.uk-gMiVoice Office 250



Asbri Planning Ltd. has been commissioned by Huntley Wood Investments to undertake pre-application consultation in respect of the Full Planning Permission for proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access at Land at Dragon Parc, Abercanaid, Merthyr Tydfil.

We give notice that Huntley Wood Investments is intending to apply to Merthyr Tydfil County Borough Council for the following development;

Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access.

Prior to formal submission to the Local Planning Authority and in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, the proposal will be subject to pre-application consultation.

All relevant drawings, reports and supplementary supporting documents are made available for inspection and review online below. Computer facilities are available at Merthyr Library Hub, Merthyr Tydfil Leisure Centre, CF48 1UT. The identified library is open as follows Monday, Wednesday and Friday 9:00am – 1:00pm & 2:00pm – 6:00pm, Tuesday, Thursday, Saturday and Sunday Closed.

Anyone who wishes to make representations about this proposed development must do so by the 15th November 2019, we would encourage you to e-mail these to mail@asbriplanning.co.uk, alternatively please download the [attached form](#), and send them to;

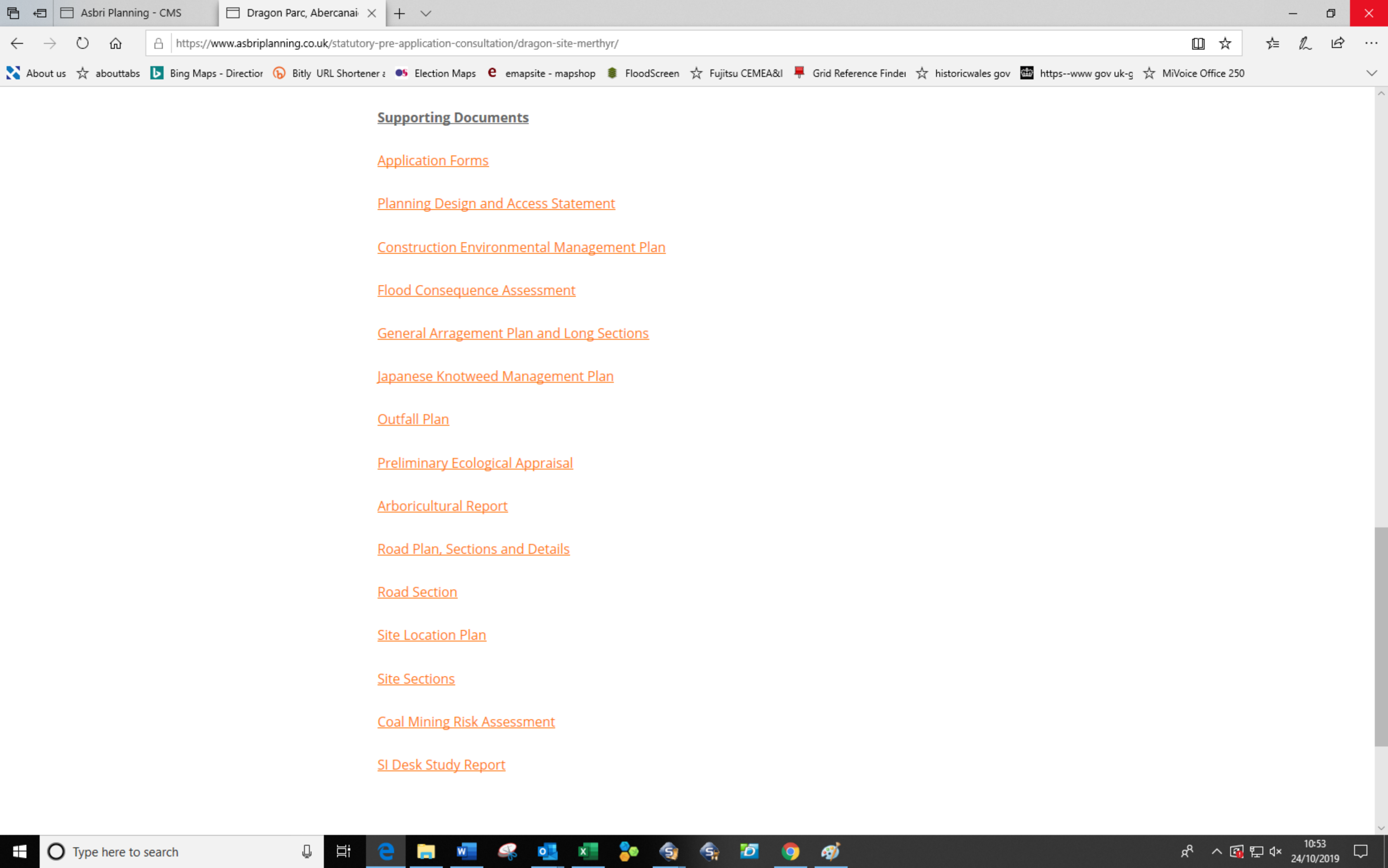
Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS.

Supporting Documents

Application Forms

Type here to search

10:5218/10/2019



Supporting Documents

[Application Forms](#)

[Planning Design and Access Statement](#)

[Construction Environmental Management Plan](#)

[Flood Consequence Assessment](#)

[General Arrangement Plan and Long Sections](#)

[Japanese Knotweed Management Plan](#)

[Outfall Plan](#)

[Preliminary Ecological Appraisal](#)

[Arboricultural Report](#)

[Road Plan, Sections and Details](#)

[Road Section](#)

[Site Location Plan](#)

[Site Sections](#)

[Coal Mining Risk Assessment](#)

[SI Desk Study Report](#)

Appendix D - Copy of all notices issued to community consultees (Schedule 1B)

Date: 18th October 2019

Our Ref: RW/LG: 19.170

Local Councillor
Cllr. Brent Carter
Brent.Carter@merthyr.gov.uk

Dear Cllr. Brent Carter

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access

Land at Dragon Parc, Abercanaid, Merthyr Tydfil

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on 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.

Asbri Planning Ltd. give notices that Huntley Wood Investments is intending to apply for planning permission for proposed engineering works including excavating drainage channel, raising of areas of the site and formation of access at Land at Dragon Parc, Abercanaid, Merthyr Tydfil.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Merthyr Library Hub, Merthyr Tydfil Leisure Centre, CF48 1UT. The identified library is open as follows Monday, Wednesday and Friday 9:00am – 1:00pm & 2:00pm – 6:00pm, Tuesday, Thursday, Saturday and Sunday Closed.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 15th November 2019.

Yours sincerely,



Liam Griffiths
Graduate Planner

Date: 18th October 2019

Our Ref: RW/LG: 19.170

Local Councillor
Cllr. Harvey Jones
harvey.jones@merthyr.gov.uk

Dear Cllr. Harvey Jones

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access

Land at Dragon Parc, Abercanaid, Merthyr Tydfil

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- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Merthyr Library Hub, Merthyr Tydfil Leisure Centre, CF48 1UT. The identified library is open as follows Monday, Wednesday and Friday 9:00am – 1:00pm & 2:00pm – 6:00pm, Tuesday, Thursday, Saturday and Sunday Closed.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 15th November 2019.

Yours sincerely,



Liam Griffiths
Graduate Planner

Date: 18th October 2019

Our Ref: RW/LG: 19.170

Local Councillor
Cllr. Gareth Lewis
gareth.lewis@merthyr.gov.uk

Dear Cllr. Gareth Lewis

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access

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You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Merthyr Library Hub, Merthyr Tydfil Leisure Centre, CF48 1UT. The identified library is open as follows Monday, Wednesday and Friday 9:00am – 1:00pm & 2:00pm – 6:00pm, Tuesday, Thursday, Saturday and Sunday Closed.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 15th November 2019.

Yours sincerely,



Liam Griffiths
Graduate Planner

Appendix E - Copy of all notices issued to specialist consultees (Schedule 1C)

Date: 18th October 2019

Our Ref: RW/LG: 19.170

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access

Land at Dragon Parc, Abercanaid, Merthyr Tydfil

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd. give notices that Huntley Wood Investments is intending to apply for planning permission for proposed engineering works including excavating drainage channel, raising of areas of the site and formation of access at Land at Dragon Parc, Abercanaid, Merthyr Tydfil.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 15th November 2019.

Yours Sincerely,



Liam Griffiths
Graduate Planner

Date: 18th October 2019

Our Ref: RW/LG: 19.170

Local Highway Authority
highways@merthyr.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access

Land at Dragon Parc, Abercanaid, Merthyr Tydfil

Purpose of this notice:

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Asbri Planning Ltd. give notices that Huntley Wood Investments is intending to apply for planning permission for proposed engineering works including excavating drainage channel, raising of areas of the site and formation of access at Land at Dragon Parc, Abercanaid, Merthyr Tydfil.

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Yours Sincerely,



Liam Griffiths
Graduate Planner

Date: 18th October 2019

Our Ref: RW/LG: 19.170

The Coal Authority
planningconsultation@coal.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access

Land at Dragon Parc, Abercanaid, Merthyr Tydfil

Purpose of this notice:

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Yours Sincerely,



Liam Griffiths
Graduate Planner

Date: 18th October 2019

Our Ref: RW/LG: 19.170

Natural Resources Body for Wales
southeastplanning@cyfoethnaturiolcymru.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access

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In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 15th November 2019.

Yours Sincerely,



Liam Griffiths
Graduate Planner

Date: 18th October 2019

Our Ref: RW/LG: 19.170

Cadw
cadwplanning@gov.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access

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Yours Sincerely,



Liam Griffiths
Graduate Planner

Date: 18th October 2019

Our Ref: RW/LG: 19.170

The Canal and River Trust
NationalPlanning.function@canalrivertrust.org.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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Yours Sincerely,



Liam Griffiths
Graduate Planner

Date: 18th October 2019

Our Ref: RW/LG: 19.170

The water and sewerage undertaken concerned
developer.services@dwrcymru.com

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access

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<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 15th November 2019.

Yours Sincerely,



Liam Griffiths

Graduate Planner

Date: 18th October 2019

Our Ref: RW/LG: 19.170

Network Rail
townplanningwestern@networkrail.co.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access

Land at Dragon Parc, Abercanaid, Merthyr Tydfil

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Yours Sincerely,



Liam Griffiths
Graduate Planner

Appendix F - Responses received from specialist consultees



Llywodraeth Cymru
Welsh Government

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@llyw.cymru
cadw.gov.wales

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@llyw.cymru
cadw.gov.wales

Asbri Planning

By email: mail@asbriplanning.co.uk

Eich cyfeirnod
Your reference

RW/LG: 19.170

Ein cyfeirnod
Our reference

DH

Dyddiad
Date

15 November 2019

Llinell uniongyrchol
Direct line

0300 0256004

E-bost
Email:

cadwplanning@gov.wales

Dear Sir/Madam,

Pre-Planning Application – Proposed engineering works, Land at Dragon Parc, Abercanaid, Merthyr Tydfil

Thank you for your letter of 18 October 2019 inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application.

Having carefully considered the information provided, we have no objections to the impact of the proposed development on the scheduled monuments or registered historic parks and gardens.

Our assessment of the pre-application is given below.

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.

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



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 ([Chapter 6 – The Historic Environment](#)) 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.

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.

Assessment

Scheduled monuments

GM222 Merthyr Common Round Cairns
GM236 Garn Las Earthwork
GM239 Gwersyll
GM287 Darren Fawr Round Cairns
GM288 Graig-y-Gilfach round cairn and earthwork
GM331 Ynys Fach Iron Furnaces
GM368 Ring Cairn South of Twyn Blaennant
GM425 Remains of Blast Furnaces, Cyfarthfa Ironworks
GM460 Cwmdu Air Shaft & Fan
GM467 Cyfarthfa Canal Level
GM486 Iron Canal Bridge from Rhydycar
GM494 Sarn Howell Pond and Watercourses

GM495 Cyfarthfa Tramroad Section at Heolgerrig
GM496 Deserted Iron Mining Village, Ffos-y-fran
GM572 Abercanaid haystack boiler
GM573 Merthyr Tramroad Tunnel (Trevithick's Tunnel)
GM586 Carn Castell y Meibion ring cairn
GM606 Vale of Neath railway cutting and tunnel portal
GM607 Cwm Pit and head of railway
GM608 Cyfarthfa balance pond and leat
GM609 Black Pins early ironstone workings
GM610 Cwm Glo Chapel
GM611 Cwm Glo pit and ironstone tip

Registered Parks and Gardens

PGW (Gm) 1(MER) Cyfarthfa Castle (grade II*)
PGW (Gm) 69(MER) Aberfan: Cemetery, Garden of Remembrance and Former Tip and Slide Area (grade II*)

Registered Historic Landscape:

HLW (MGL) 2 Merthyr Tydfil

The application area is the subject of an undetermined planning application for mixed use development and in response to a consultation on that proposal we noted that the above designated heritage assets are located in the vicinity of the proposed development but intervening buildings and vegetation will block or significantly screen views of the development from these designated heritage assets and therefore there would be no impact on their settings.

We also noted that the proposed development would be located inside the Registered Merthyr Tydfil Landscape of Outstanding Historic Interest. However, as the development did not require an Environmental Impact Assessment to be produced (see Planning Policy Wales 6.1.21) and it is not included in the area covered by Merthyr Tydfil Local Development Plan Policy AS4 the impact on the Registered Historic Landscape will not be a material consideration on the determination of any planning application for this development.

The above advice remains valid in response to the current consultation in regard to engineering works on this site.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk

Yours sincerely,

Denise Harris
Diogelu a Pholisi / Protection and Policy

Archived: 05 December 2019 16:31:18

From: [National Planning Function](#)

Sent: 22 October 2019 09:01:35

To: [Mail Asbriplanning](#)

Cc: [Kate Stevens](#)

Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D - Land at Dragon Parc, Abercanaid, Merthyr Tydfil

Importance: Normal

Attachments:

[image008.wmz](#) 

Dear Sir/Madam,

This application falls outside the notified area for its application scale. We are therefore returning this application to you as there is no requirement for you to consult us in our capacity as a Statutory Consultee.

We are happy to comment on particular applications that fall outside the new notified areas if you would like the Canal & River Trusts comments in specific cases, but this would be outside the statutory consultation regime and this must be made clear to us in any notification letter you send.

Should you require any further information regarding the changes to the notified areas or have a query in relation to consultation or notification of the Canal & River Trust on planning applications, please email us at planning@canalrivertrust.org.uk

Regards,

[Sarah Steele](#)

Planning and Data Support Technician

T 0121 200 7757

E planning@canalrivertrust.org.uk

[Canal & River Trust](#)

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire, DE13 7DN

canalrivertrust.org.uk

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Canal & River Trust is a charitable company limited by guarantee registered in England & Wales with company number 7807276 and charity number 1146792. Registered office address First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB.

Cadw mewn cysylltiad

Cofrestrwch i dderbyn e-gylchlythyr Glandŷ373 wr Cymru <https://canalrivertrust.org.uk/newsletter>

Cefnogwch ni ar <https://www.facebook.com/canalrivertrust>

Dilynwch ni ar <https://twitter.com/canalrivertrust> ac <https://www.instagram.com/canalrivertrust>

Mae e-bost hwn a'i atodiadau ar gyfer defnydd y derbynnydd bwriedig yn unig. Os nad chi yw derbynnydd bwriedig yr e-bost hwn a'i atodiadau, ni ddylech gymryd unrhyw gamau ar sail y cynnwys, ond yn hytrach dylech eu dileu heb eu copïo na'u hanfon ymlaen a rhoi gwybod i'r anfonwr eich bod wedi eu derbyn ar ddamwain. Mae unrhyw farn neu safbwynt a fynegir yn eiddo i'r awdur yn unig ac nid ydynt o reidrwydd yn cynrychioli barn a safbwyntiau Glandŷ373 wr Cymru.

Mae Glandŷ373 wr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB.

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<http://www.canit.akauk.net/>



The Coal
Authority



INVESTOR IN PEOPLE



RTPI
Learning Partner

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

For the Attention of: Mr L Griffiths – Case Officer
Merthyr Tydfil County Borough Council

[By Email: mail@asbriplanning.co.uk]

7 November 2019

Dear Mr Griffiths

DRAGON PARC PRE-APP - Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access; Land At Dragon Parc, Abercanaid, Merthyr Tydfil

Thank you for your notification of 18 October 2019 seeking the views of The Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that there are 5 mine entries within the site and 2 further mine entries within 20m of the site boundary. The site is also in an area of recorded and likely unrecorded coal mine workings at shallow depth.

The submission is supported by two documents; Desk Study Report, dated February 2016 and prepared by Integral Geotechnique and a Coal Mining Risk Assessment, dated February 2019 and prepared by Integral Geotechnique. However, it is not clear that these report specifically relate to the works proposed in the description of development proposed.

What these reports do however is identify the risks posed to development on this site by past coal mining activity. The report therefore recommend that intrusive site investigations are carried out on site in order to establish the location and condition of the mine entries on site and to assess if shallow coal mine workings are present. The exact location of the mine entries, as established by intrusive site investigations should inform the layout of the development to avoid building over or in the zone of influence of these features. The Coal Authority is of the opinion that building over the top of, or in close proximity to, mine entries

should be avoided wherever possible, even after they have been capped, in line with our adopted policy:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

We would expect any formal planning application to be supported by a Coal Mining Risk Assessment, or equivalent report, which is relevant to the development under consideration. Where layout is being proposed, and this relates to areas where mine entries are recorded as being present, we would expect the submission to be supported by the findings of intrusive site investigations to locate these features. This will enable the applicant to demonstrate to the LPA that adequate separation is provided between the development proposals and the mine entries and that the site is safe and stable for the development proposed.

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

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Development Team Leader (Planning)

General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

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.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.

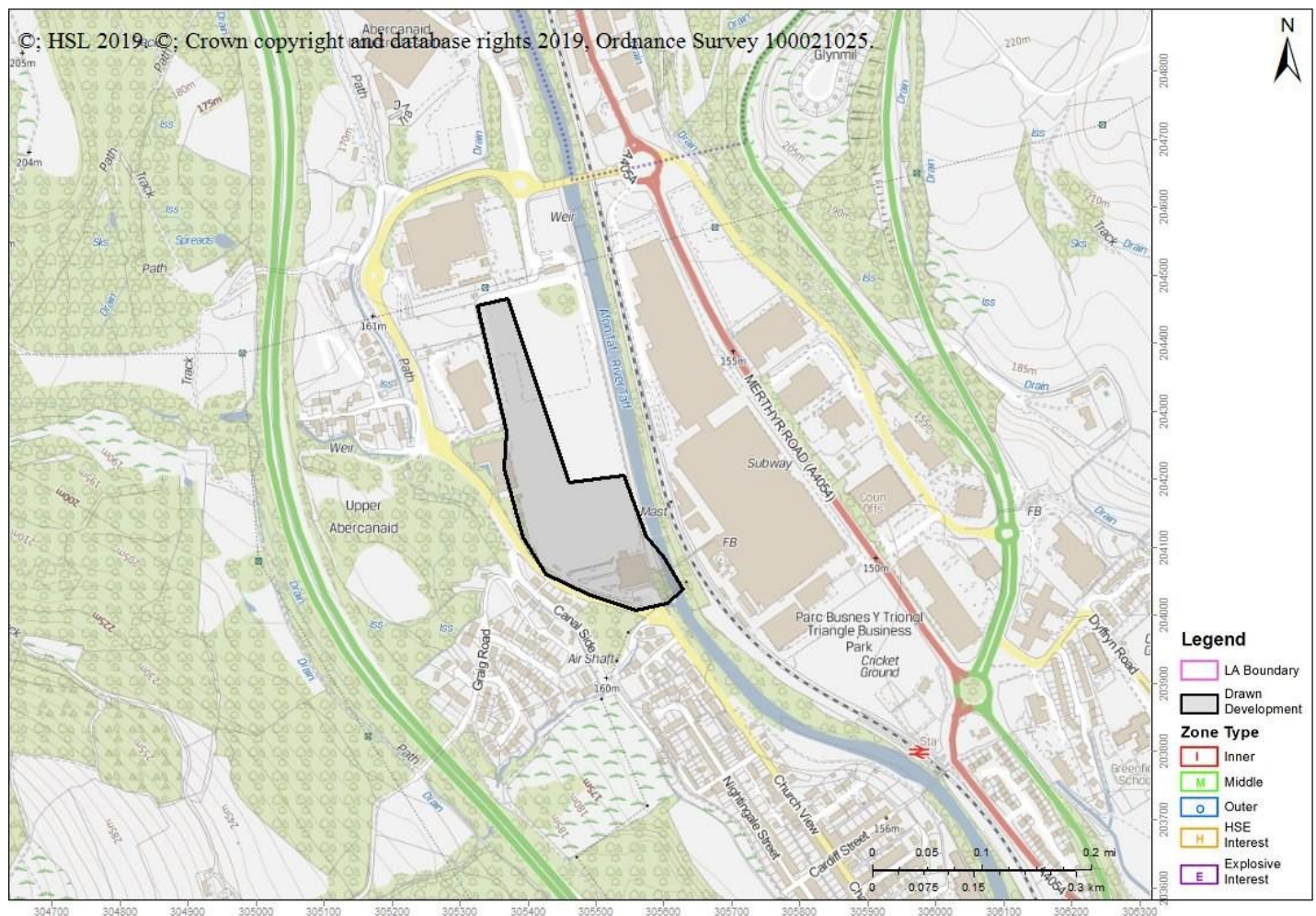
Cardiff
CF56 8RS

Advice : HSL-191206134119-744 Does Not Cross Any Consultation Zones

Your Ref: 19.170

Development Name:

Comments:



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 06 December 2019.

Archived: 06 December 2019 11:21:48

From: Robinson Sonny

Sent: 15 November 2019 11:50:29

To: Mail Asbriplanning

Subject: Land at Dragon Parc, Abercanaid, Merthyr Tydfil SCHEDULE 1C Article 2D CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Importance: Normal

Good Morning,

Thank you for consulting Network Rail on this application. Having reviewed the proposals I can confirm that we have no principle objection to the proposed development.

I hope the above assists in the submission of your planning application, however should you require any additional information in the meantime please do not hesitate to get in contact with me on the information outlined below.

Kind regards,

Sonny Robinson

Town Planner Western and Wales

Network Rail

St Patrick's House | 17 Penarth Road | Cardiff | CF10 5ZA

M 07732640217

E Sonny.Robinson@networkrail.co.uk

www.networkrail.co.uk/property

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CF23 8RS

ebost/email:
southeastplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 5161

20/11/2019

Annwyl Syr/Madam / Dear Sir/Madam,

**STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS
AMENDED.**

BWRIAD / PROPOSAL: Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access.

LLEOLIAD / LOCATION: Land at Dragon Parc, Abercanaid, Merthyr Tydfil

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 18/10/2019.

Based on the information provided, we have significant concerns with the proposed development. To overcome these concerns, we would recommend to the planning authority that the following requirement should be met before permission is granted and the conditions listed below are attached to the permission. Otherwise, we would object to the planning application.

Requirement: Further information is required to demonstrate the risks and consequences of flooding can be managed to an acceptable level.

Conditions 1-5: Land contamination

Flood Risk

Our Flood Risk Map, which is updated on a quarterly basis, confirms the site to be partially within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines.

We note the proposal is for site engineering works as part of a flood mitigation strategy, in order to remove the proposed site from the C2 Flood Zone.

The following FCA has been submitted in support of the Application;

JBA Consulting, Land at Dragon Parc engineering works FCA, Version 1, October 2019.

In Section 4.1 of the submitted FCA, it states that the baseline (existing) scenario (1D-2D ESTRY-TUFLOW hydraulic model of the Afon Taff and Nant Canaid at the study area) was reviewed and accepted by NRW and has been used as the baseline scenario for this study.

Our previous response for the proposed residential and business development at Dragon Parc (Planning Reference P/17/0144) had confirmed the model reviewed was fit for purpose (Reference CAS-88987-J5J5, dated 20 June 2019).

We now note however, that the proposed alterations to the site elevation (Appendix A within the submitted FCA) appear to have been revised since the previous submission. We therefore seek confirmation as to whether the previously agreed hydraulic model has been used to inform the current FCA or whether it has been updated. Without this information, we cannot confirm whether the FCA is an accurate representation of the flood risk associated with the proposed development and we are therefore unable to ascertain whether the FCA meets the technical requirements set out in TAN15.

We therefore request that the hydraulic model that has been used to inform the FCA is submitted to us for review.

In addition to the above, in our response to Planning Application Reference P/17/0144, we made it clear that an assessment of flood risk for the site needed to consider the presence of the culvert which flows beneath the site. We advised that it was appropriate to add a 95% blockage factor when considering the potential flood events (i.e. 1% +CCA +blockage and 0.1% +blockage flood events) for the site to be assessed against TAN15 criteria. However, the 95% blockage factor has not been considered within the design event in the current FCA.

Furthermore, in our response to Planning Application Reference P/17/0144, we also requested clarity on flood depths to areas outside of the site boundary, the number of properties affected and whether there is any increase in hazard outside of the site. The submitted FCA has not provided any information on flood risk elsewhere. We therefore require clarity on this matter, to ensure there is no detriment to third parties.

In summary, further information is required as follows:

- the hydraulic model that has been used to inform the FCA to be submitted for review;
- 95% blockage factor to be considered within the design event;
- an assessment of the impacts of the proposal on flood risk elsewhere.

If the above requirements are satisfactorily met, we would then offer the following advice in relation to other matters:

Land potentially affected by contamination

We have reviewed the following report: Ardagh Metal Packaging, Abercanaid, Merthyr Tydfil, Desk Study Report, prepared by Integral Geotechnique, document ref: 11708/LW/16DS, dated February 2016.

We have significant concerns with the proposed development due to historic land uses identified in the draft desktop study report and the proximity to controlled waters (groundwater and the River Taff). The site is currently identified as being brownfield but was previously the location of the Ardagh Aerosol Factory. The majority of the site now comprises hard standing and scattered scrub as well as a dilapidated office building.

If consulted by the local planning authority, we would recommend they only grant planning permission if the conditions listed below are attached.

Condition 1

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
 - a. all previous uses
 - b. potential contaminants associated with those uses
 - c. a conceptual model of the site indicating sources, pathways and receptors
 - d. Potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reasons

Natural Resources Wales considers that the controlled waters at this site are of high environmental sensitivity due to proximity of surface watercourses (the River Taff forms the

eastern boundary of site) and underlying Secondary A Aquifer and contamination is known/strongly suspected at the site due to known historic land uses.

Condition 2

Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reasons

To demonstrate that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Condition 3

Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reasons

To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Condition 4

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reasons

Given the size and complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.

Condition 5

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason

Given the suspected sources of contamination within the ground inappropriately sited soakaways, porous pavement systems or infiltration basins could provide a pollutant linkage to controlled waters.

Informative/advice

These conditions have been recommended as we are satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

We recommend that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to Environment Agency document 'Guiding Principles for Land Contamination' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health. Refer to Groundwater protection: Principles and practice (GP3).

European Protected Species

We note that a Preliminary Ecological Appraisal has been submitted as part of this draft Application (Preliminary Ecological Appraisal by Ecological Services Ltd, Project: Land at Dragon Parc, Merthyr Tydfil, dated 15th October 2019). This report has been informed by previous surveys undertaken at the proposed site, as submitted under Planning Application Reference P/17/0144. We note the reports from the previous surveys (listed below) have not been submitted as part of this consultation. We advise that they are included with any future planning application for completeness.

- Ecological Appraisal Report Dragon Parc, Merthyr Tydfil on behalf of Huntley Wood Investments Ltd', by RPS, dated May 2016.
- Dragon Parc, Abercanaid, Merthyr Tydfil Bat Activity Survey' by RPS dated September 2016.

Legislation and Policy

As you are aware, all species of British bats and otter are European Protected Species, protected by The Conservation of Habitats and Species Regulations 2010.

Where a European Protected Species is present and a development proposal is likely to contravene the protection afforded to those species, development may only proceed under a licence issued by Natural Resources Wales (NRW), having satisfied three requirements set out in the legislation. One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range.'

These requirements are translated into planning policy through Planning Policy Wales (PPW) July 2014, sections 5.5.11 and 5.5.12, and Technical Advice Note (TAN) 5, Nature Conservation and Planning September 2009. The planning authority should take them into account when considering development proposals where a European protected species is present.

Bats

The submitted ecological appraisal (Preliminary Ecological Appraisal, dated 15th October 2019) concludes similar results to the survey findings of the 2016 surveys undertaken by RPS.

The report confirms that bats are utilising the site for foraging and commuting and that none of the trees within the site have features with the potential to support roosting bats. We note that additional activity surveys were undertaken of the three buildings on site, and no evidence of bats using these buildings was found. The submitted report recommends adherence to the recommendations listed within the previous ecology report "Dragon Parc, Abercanaid, Merthyr Tydfil Bat Activity Survey" authored by RPS Ltd, dated September 2016, we agree with these conclusions.

Otter

The Ecological Appraisal Report identifies there is negligible habitat on site to support otters but identifies records of otter along the River Taff adjacent to the site. We welcome the recommendations made in Section 5 of the Ecological Appraisal Report. We recommend best practice measures are followed during construction, to provide for the possibility of otters moving through the site.

Lighting

It is unclear from the submitted documents whether any lighting is proposed as part of this development. We note the Preliminary Ecological Appraisal suggests the submission of a detailed lighting plan, to ensure that dark corridors are retained around the site boundary for commuting bats. It should be clarified within the submission of a formal planning application whether lighting is proposed. Please note, if lighting is to be included, we may request a

Condition is imposed, which ensure the submission and agreement of an appropriate lighting scheme, in respect of bats and otter, prior to work commencing.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Alice Jewer

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

Archived: 06 December 2019 11:20:48
From: Richard.Jones7@gov.wales
Sent: 14 November 2019 15:22:27
To: [Mail Asbriplanning](#)
Cc: LGC_Development_Control-South@gov.wales
Subject: Land at Drago Park, Abercanaid
Importance: Normal

Dear Asbri,

No objections on trunk road highways grounds for the above as any development would not have a significant impact on the A4060 or A470.

Kind regard

Richard Jones
Peiriannydd Ffyrdd / Route Engineer

[Is-adran Rheoli'r Rhwydwaith](#) - Network Management Division
[Trafnidiaeth](#) / Transport
[Llywodraeth Cymru](#) / Welsh Government
[Parc Cathays](#) / Cathays Park
[Caerdydd](#) / Cardiff

Ffôn / Tel: 03000 256573

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding. Checked for spam and viruses
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Mr Liam Griffiths
Asbri Planning Ltd
Oak Tree Court Unit 9
Cardiff Gate Business Park
Cardiff
Cardiff
CF23 8RS

Date: 01/11/2019
Our Ref: PPA0004420

Dear Mr Griffiths

Grid Ref: 305454 204242

Site Address: Land at Dragon Parc, Abercanaid, Merthyr Tydfil

Development: Schedule 1C Article 2D - Proposed engineering works including excavating drainage channel, raising of areas of the site and formation of site access.

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

We refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response from Dwr Cymru Welsh Water as a 'Specialist Consultee', as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, before applying for planning permission. 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, 18th October 2019, as per the requirements of Article 2E. However, having reviewed the draft application package, we would highlight our concerns with the proposed development and **OBJECTION** to any forthcoming planning application submission.

The proposed development site is crossed by a number of assets (for example a strategic 24" trunk watermain and an 825mm combined sewer), with the approximate positions being marked on the enclosed plan, the 24" watermain would entail a protection zone measuring 7 metres either side of the centreline of the watermain and 8 metres either side of the centreline of the combined sewer. Please note, under the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

However, in respect of the accompanying 'General Arrangement Plan and Long Sections' (Drawing No. BMQ-JBAU-XX-XX-DR-C-0001 revision P01), it is evident that the proposed drainage channel would be situated within the protection zone of these assets. In its current format, the proposed development would cause significant adverse effect to the integrity of these assets and therefore detrimental impact to the health and safety of existing residents and local environment. As such, whilst opportunities can be explored to reposition the development to accommodate the required protection zone, we appreciate that this may prove unviable for the purposes of any forthcoming planning application.

We acknowledge that investigations are ongoing in relation to locating those assets that may be compromised by the proposed works. Once our investigations have been concluded we will then be in a position to revisit the scheme and we recommend that this process is concluded prior to any further submissions or planning applications.

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

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.

Appendix G - Responses received from 'other' consultees

Kate Stevens

Asbri Planning Ltd
Unit 9 Oak Tree Court , Mulberry Drive, Cardiff Gate Business Park,
Cardiff, CF23 8RS

Sukhbir Biring
Asset Protection Assistant
Business & Operation Support
Gas Transmission Asset Management
National Grid
Warwick
Direct Tel: 01926 654 631
Email: Sukhbir.Biring@nationalgrid.com

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0800 111 999*

*Available 24 hours, 7 days/week.

Calls may be recorded and monitored.

www.nationalgrid.com

Date : 11/22/2019

Our Reference: XX_GW3A_3NWP_020677

Your Reference: RW/LG: 19.170 (atc)

Dear Kate Stevens

Ref: Dragon Parc, Abercanaid, Merthyr Tydfil.

National Grid has no objections to the above proposal which is in close proximity to a High Voltage Transmission Overhead Line –Overhead Electricity Line, Electricity Tower.

I have enclosed a location map to show the location of National Grid's Overhead Lines within the vicinity of your proposal and associated information below.

Yours sincerely

Sukhbir Biring

Asset Protection Assistant

EAGLES (Electricity **A**nd **G**as Location **E**nquiry **S**ystem)

Is now available to use simply click on the link to register www.beforeyoudig.nationalgrid.com, submit details of your proposed works and receive instant guidance and if appropriate maps showing the location of National Grid gas and electric apparatus.

PLEASE READ CAREFULLY

- National Grid's Overhead Line/s is protected by a Deed of Easement/Wayleave Agreement which provides full right of access to retain, maintain, repair and inspect our asset.
- National Grid requires 3D drawings to be provided at the earliest opportunity (DWG, DGN or DXF)
- Statutory electrical safety clearances must be maintained at all times. National Grid recommends that no permanent structures are built directly beneath our overhead lines. These distances are set out in EN 43 – 8 Technical Specification for “overhead line clearances Issue 3 (2004) To view EN 43 – 8 Technical Specification for “overhead line clearances Issue 3 (2004).
http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl_final/appendixIII/applIII-part2
- The statutory minimum safety clearance is 7.6 metres to ground and 8.1 metres to a normal road surface. Further detailed information can be obtained from the Energy Networks Association's (www.energynetworks.org.uk) Technical Specification E-43-8 for “Overhead Line Clearances”, Issue 3 (2004)
- Any changes in ground levels which are proposed either beneath or in close proximity to our existing overhead lines would serve to reduce safety clearances. Safety clearances to existing overhead lines must be maintained in all circumstances.
- To view the Development Near Overhead Lines Document.
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=23713>
- To view the National Grid Policy's for our Sense of Place Document.
<http://www2.nationalgrid.com/UK/Services/Land-and-Development/A-sense-of-place/>
- The relevant guidance in relation to working safely near to existing overhead lines is contained within the Health and Safety Executive's (www.hse.gov.uk) Guidance Note GS 6 “Avoidance of Danger from Overhead Electric Lines.”
- Plant, machinery, equipment, buildings or scaffolding should not encroach within 5.3 metres of any of our high voltage conductors at the point where the conductors are under their maximum ‘sag’ or ‘swing’ conditions. Overhead Line profile drawings should be obtained using the above contact details.
- If a landscaping scheme is proposed as part of the proposal, we request that only slow and low growing species of trees and shrubs are planted beneath and adjacent to the existing overhead line to reduce the risk of growth to a height which compromises statutory safety clearances.
- Drilling or excavation works should not be undertaken if they have the potential to disturb or adversely affect the foundations or “pillars of support” of our towers. These foundations extend beyond the base of the tower. Pillar of Support drawings should be obtained using the contact details above.
- Due to the scale, bulk and cost of the transmission equipment required to operate at 275kV or 400kV we only support proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by government.
- To promote the successful development of sites crossed by existing overhead lines, and the creation of well-designed places, National Grid has produced ‘A Sense of Place’ guidelines, which look at how to create high quality development near overhead lines and offer practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.
- Further information regarding our undergrounding policy and development near transmission overhead lines is available on our website at: <http://www.nationalgrid.com/uk/LandandDevelopment>