

PLANNING, DESIGN & ACCESS STATEMENT

Land at Dragon Parc, Abercanaid

December 2019



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Description of development:

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:

October 2019

Asbri Project ref:

19.170

Client:

Huntley Wood Investments

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SITE IN REGIONAL CONTEXT



INTRODUCTION

1.1 The purpose of a Planning, Design & Access Statement (DAS) is to provide a clear and logical document to demonstrate and explain the various facets of design and access in relation to the site and to appraise the proposed development against relevant planning policies. It also presents the details of a planning application in a way that can be read both by professionals and the public.

1.2 The diagram below, extracted from Chapter 4 of Planning Policy Wales, summarises the five objectives of good design that should be taken into account when preparing a DAS. The circular nature of the diagram represents the equal weightings that need to be given to each of the 5 Objectives of Good Design: Access; Movement; Character; Environmental Sustainability and Community Safety.

1.3 The submitted Design and Access Statement adheres to guidance embodied in the Welsh Government publication, Design and Access Statements in Wales, published in June 2017.

1.4 The statement is subdivided into eight sections, commencing outlining the site context and analysis in section 2. Section 3 interprets and applies the context of the brief and vision for the site, whilst section 4 summarises how the design has developed following consultation. Section 5 reviews planning policy. Section 6 sets out the proposal, explores the relevant design and access facets associated with the application and provides a response to planning policy. Section 7 comprises a planning appraisal. The document then concludes, under section 8 with an appraisal of the development against the relevant policies, justifying why it should be granted permission.

The Brief and Vision

1.5 The site is predominantly located within flood zone C2. The application is submitted to remove the site from flood zone C2 to give it more potential for development opportunities.

1.6 The vision is to engineer the site allowing flood water to

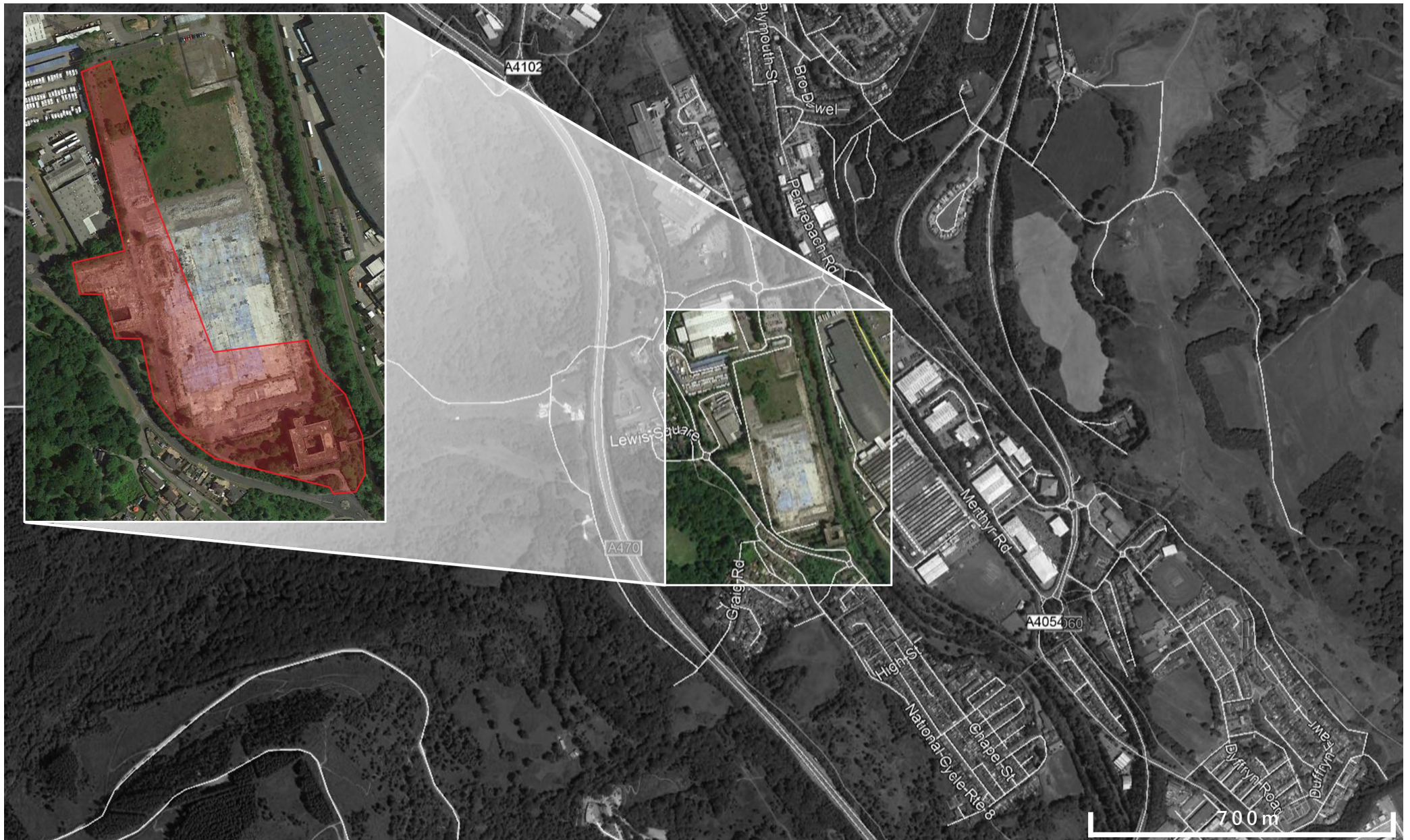
pass through the site without flooding. This will be achieved by developing a swale going along the sites western boundary following to the south and finally discharging into the River Taff. The proposal also includes raising site levels and ecological mitigation works to ensure that site biodiversity is maintained and enhanced.

1.7 The proposals includes the development of an access at the existing south eastern corner.

1.8 Following completion of the engineering works the site will have increased potential for development opportunities.



SITE IN LOCAL CONTEXT



SITE CONTEXT AND ANALYSIS

General Location

2.1 The application site is located within Abercanaid which is a small village in the Welsh county borough of Merthyr Tydfil. It is situated 2.5 miles south of Merthyr town centre, west of Pentrebach, across the River Taff and north of Troedyrhiw. The site itself is located within industrial area Dragon Parc which is to the north of the main body of housing in Abercanaid. The A470 runs to the west of the site with the River Taff running directly to the east. The site is centred on grid coordinates E: 305444, N: 204276.

Site Features

2.2 The application site is located at the former industrial site within Dragon Parc industrial area. The site is of an irregular shape and comprised predominantly of hardstanding following the demolition of buildings within the site. There are few remaining structures within the site, those still standing includes the bridgeway and associated building. The outer perimeters of the site are generally wooded. The site also contains areas of scrub, neutral grassland, marshy grassland and Japanese knotweed. There is a pond existing to the site. The site is largely flat in nature with the level raising to the west and south western boundary whilst dropping to the south eastern corner.

2.3 To the north the site is bound by an industrial use with associated car park. To the west the site is bound by a combination of an industrial building alongside a highway which follows round to the southern boundary. To the east the site is bound by the river Taff. The surrounding context is mixed given the site is within Dragon Parc where there are a number of industrial and light industrial uses alongside residential uses within Abercanaid to the south and west.

2.4 A review of the NRW flood maps identifies the site is predominantly located within flood zone C2 as such is without significant flood defence infrastructure with a section within flood zone B areas known to have flood in the past.

2.5 A review of the historic wales maps identifies there are no listed building within the site boundary. The nearest listed buildings are a collection of Grade II listed buildings at Quay Row.

2.6 A review of the coal authority maps identifies the application site is located within a coal mining report area.

2.7 A review of the Merthyr Local Development Plan Proposal Map identifies the site is within an area of search for waste management facilities, business employment sites to be protected, within the settlement limits and within the Merthyr Landscape of Historic Interest.

Access

2.8 The site as existing has two vehicular access points to the northern boundary and southern boundary. To the north the access point is following an access road into Dragon Parc and to the south the access is directly off the roundabout along Stanfield Close. These also act as the pedestrian access points into the site.

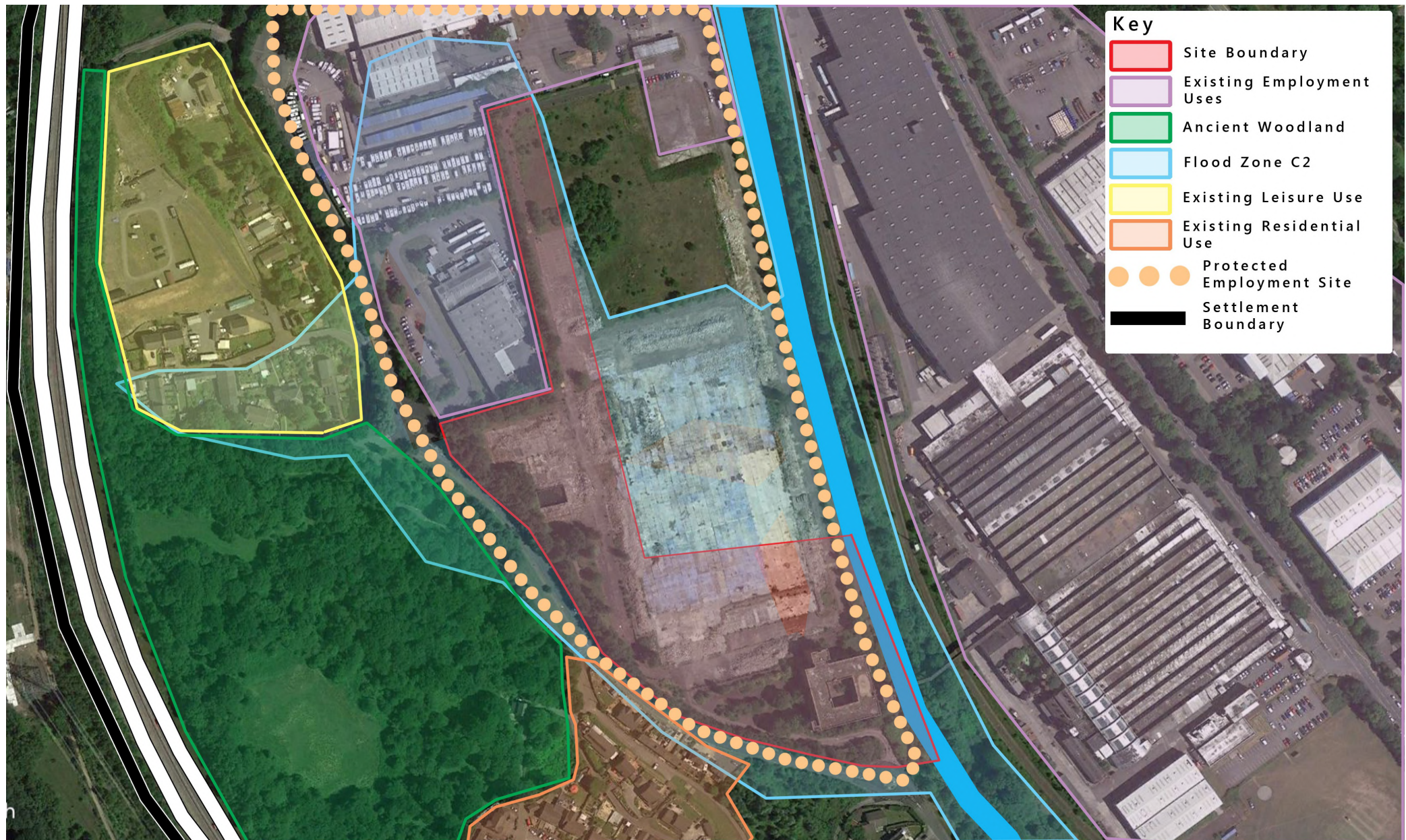
2.9 The nearest bus stops to the site are located along the highway adjoining the western boundary. The Taff Trail also runs to the west of the site. The nearest train station is Pentre -Bach located approximately 470m to the south east.

Planning History

2.10 The following planning application are relevant to the proposal:

P/16/0039 - Demolition of former Hoover / Candy office block and footbridge—prior notification not required; and
P/17/0144 - Residential and business (Use Class B1) development—undecided

OPPORTUNITIES AND CONSTRAINTS PLAN



INTERPRETATION

Introduction

3.1 The concept for the development of the site has derived from the following;

- Full site analysis including a full desktop study of the site and its surroundings;
- A site visit and a general visual assessment of the surrounding area including the built form and also how residents and visitors interact with the area; and
- Discussions with the client and a full understanding of the brief and vision of the project.

3.2 The above steps have presented the key opportunities and constraints for the site, which are outlined below;

Opportunities

Settlement Boundary – the site is wholly within the settlement boundary relating to Merthyr Tydfil where development is considered appropriate.

Brownfield – the site is predominantly comprised of brownfield land.

Existing Mixed Context – the site is located adjacent to a mixed context within the surrounding area with residential development providing an opportunity to progressively expand alongside industrial uses.

Vacant Site – the site is largely vacant following the demolition of the former buildings.

Existing Woodland – the existing woodland surrounding the site boundaries provide a strong buffer between the site and its adjoining uses.

Local Cycle Routes – the site is within close proximity to the Taff Trail cycle route.

Constraints

Flooding - the site is predominantly located within flood

zone C2 as such is without significant flood defence infrastructure.

Ecology – there are a number of areas of ecological concern within the site including Marshy Grassland, Japanese Knotweed and a pond.

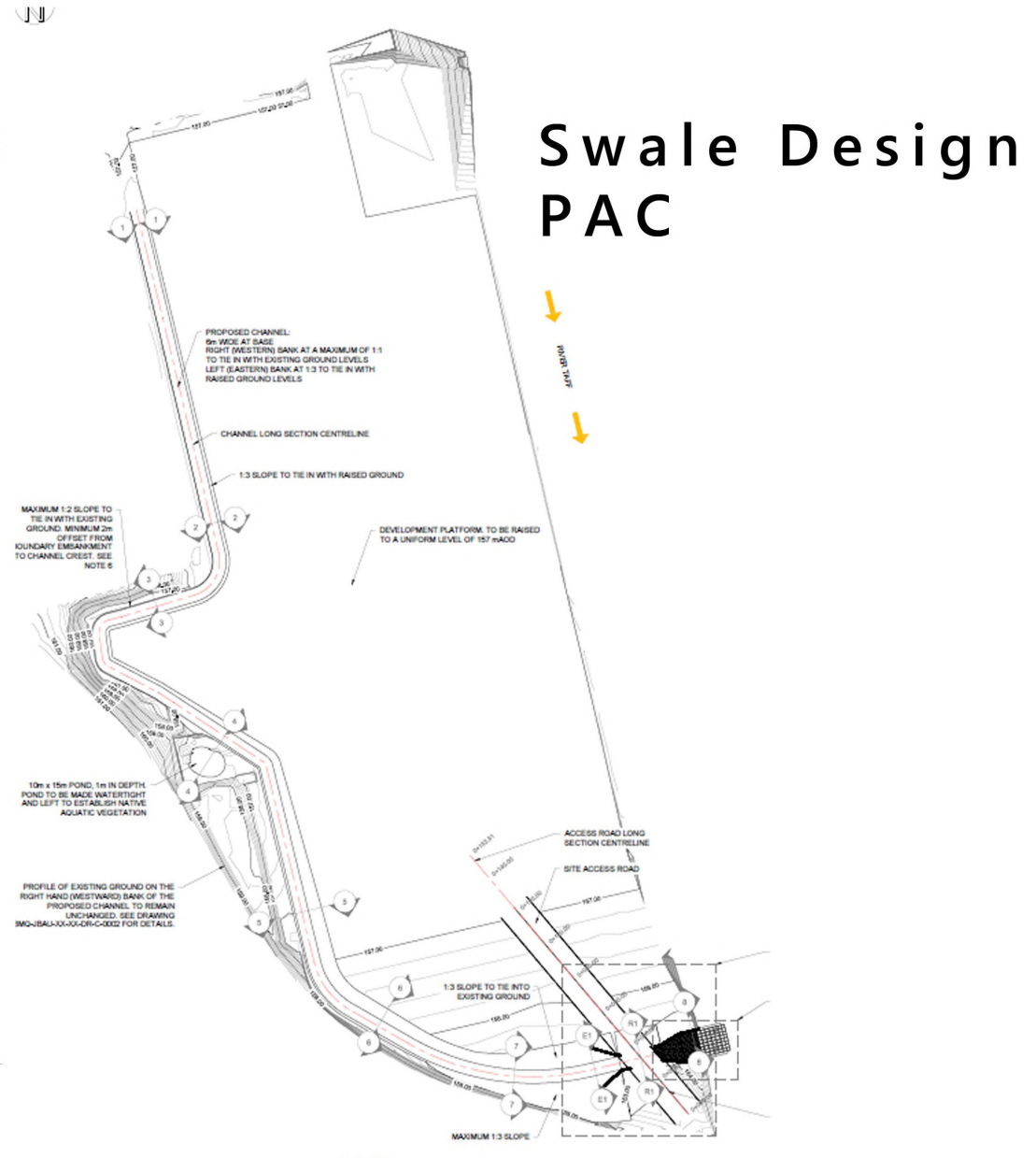
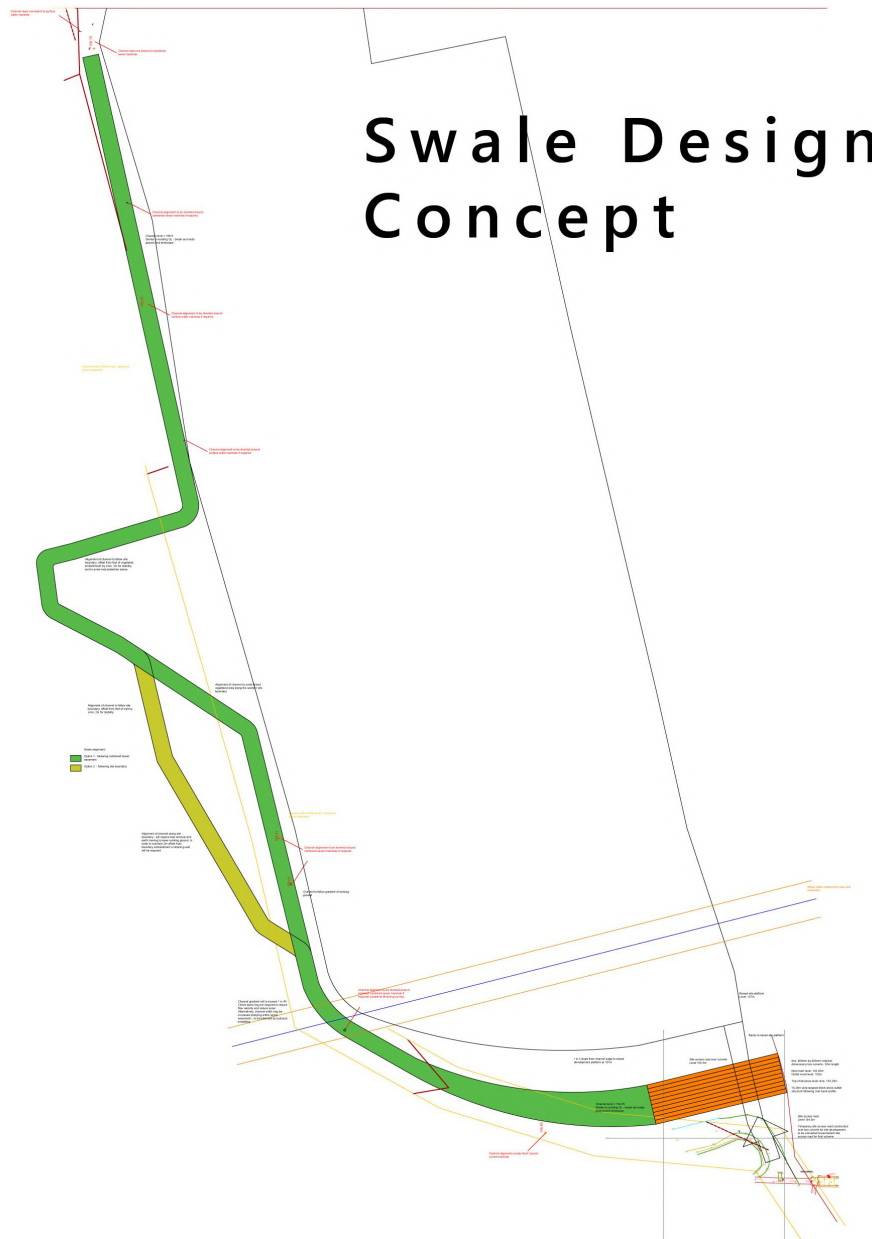
Trees – the site boundaries are heavily wooded with a mature treeline along the perimeter.

Historic Landscape – as defined within the LDP proposals map the site is located within the Merthyr landscape of historic interest.

SINC – the river Taff adjoining the site to the east is designated as a SINC within the LPD proposals map.

Coal Mining—the site is located within a coal mining reporting area.

DESIGN EVOLUTION



DESIGN EVOLUTION

Design Evolution

4.1 From reviewing the information submitted to accompany 'P/17/0144 - Residential and business (Use Class B1) development'. It was evident that a practicable drainage solution for the site is a swale following a similar alignment to that proposed by Thomas Mackay.

4.2 In light of the above ecology surveys and tree surveys of the site were commissioned to establish the constraints existing at the site. Subsequently a swale alignment was drawn up with two options as shown on page 10.

4.3 The two swale alignment options were either to follow the western boundary as close as possible or following the western boundary then entering the site more centrally following the DCWW easement. Both options start and finish at the same point. Upon reviewing each option it became evident that the alignment entering the site and following the DCWW easement was more appropriate due to ecological constraints, arboricultural constraints and the engineering considerations. Whilst the alignment following the western boundary would allow for more developable area it would result in the loss of the mature treeline and require significant engineering works including earth removal.

4.4 With the swale alignment confirmed the detailed design was progressed providing more information on slopes, ground levels, the bridge crossing and various interfaces. This is shown on page 10.

Pre-Application Consultation

4.5 in accordance with Part 1A of 'The Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016" (DMPO 2016), all major developments are required to be subject of pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.

4.6 Accordingly, a Pre-Application Consultation was held between the 18th October 2019 and 15th November 2019 where

all statutory, community and 'other' consultees are invited to view the submission package and provide their comments. Further details on the PAC process and comments is provided within the accompanying PAC Report.

4.7 There were no design related revisions to any of the application documents following the PAC. The only revisions following PAC related to providing further information to address comments received.

PLANNING POLICY

Introduction

5.1 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the tenth edition of Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Local Planning Policy and its supplementary planning guidance.

Planning Policy Wales

5.2 National planning policy is contained within the tenth edition of Planning Policy Wales (PPW), published by the Welsh Government in December 2018. PPW is supported by 21 topic-based Technical Advice Notes (TANs), which are also relevant. PPW is the Welsh Government's principal planning policy document, setting out the context for sustainable land use planning policy, within which Development Plans are prepared and development.

5.3 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. PPW and the National Development Framework (NDF) set out how the planning system at a national, regional and local level can assist in delivering these requirements through Strategic Development Plans (SDPs) and Local Development Plans (LDPs).

5.4 Sustainable development is defined as:

“Sustainable development” means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals. Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs

of the present are met without compromising the ability of future generations to meet their own needs. ”

5.5 Up-to-date development plans are the basis of the planning system and set the context for rational and consistent decision making. Plans at all levels of the development plan hierarchy must be prepared in accordance with national planning policies. Planning applications must be determined in accordance with the adopted plan, unless material considerations indicate otherwise.

5.6 Section 3.17 of PPW relates to design and access statements (DAS) discussing that a DAS should communicate what development is proposed, demonstrate the design process that has been undertaken and explains how the objectives of good design and placemaking have been considered from the outset of the development process.

Technical Advice Notes

5.7 This application has been prepared in deference to the latest version of TA 5 (Nature Conservation and Planning), TAN 12: Design, which was updated in October 2017, TAN 15 (Development and Flood Risk), TAN 18 (Transport) and the suitability of the proposals in this design context are demonstrated in this Design and Access Statement.

Merthyr Tydfil County Borough Council Local Development Plan

5.8 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decision should be made in accordance with the authority's adopted development plan, unless material considerations indicate otherwise. In this instance, the statutory development plan for this application site is provided in the Merthyr Tydfil Local Development Plan (2006 - 2021). Relevant planning policies are contained in the table provided to the below.

5.9 As previously highlighted the LDP proposal map identifies the site is within an area of search for waste

management facilities, business employment sites to be protected, within the settlement limits and within the Merthyr Landscape of Historic Interest alongside flood zones.

5.10 Policy BW8 relates to development and the water environment stating:

“Proposals for built development will only be permitted where:-

- they avoid identified river flood plains in order that these areas continue to fulfil their flood flow and water storage functions;*
- they do not have an adverse effect on the quality and/or quantity of surface waters or groundwater resources, and where opportunities exist, they incorporate measures to improve existing water quality; and*
- adequate water and sewerage systems exist, or are reasonably accessible, or are capable of being provided prior to the development becoming operational without placing*

Policy Reference	Relating to
BW4	Settlement boundaries / locational constraints
BW5	Natural heritage
BW7	Sustainable design and place making
BW8	Development and the water environment
BW18	Contaminated Land
AS4	Historic Landscape
AS6	Local Nature Conservation Designations
AS7	Waste management facilities – locations of choice
AS24	Employment Site Protection

unacceptable pressure on existing capacity or causing

PLANNING POLICY

unacceptable environmental harm.

In addition, development proposals will be required to avoid exacerbating flood risk locally and elsewhere within the river catchment by incorporating sustainable drainage systems (SuDS) for the disposal of surface water.

Alternative methods of surface water disposal will only be considered where a developer demonstrates that the incorporation of SuDS is inappropriate for practical or environmental reasons."

5.11 Policy AS4 relates to the historic landscape identifying there will be a presumption in favour of the protection, conservation and enhancement of the main settlement of Merthyr Tydfil in accord with their status as Landscapes of Historic Interest in Wales.

5.12 Policy AS6 relating to local nature conversation designations recognises that:

"Applications for development affecting these sites and /or the Cwm Taf Fechan Local Nature Reserve, will not be permitted unless full account has been taken of the relevant features so as to prevent damage to their conservation value. Where appropriate, planning conditions or a planning agreement will be employed to safeguard and /or enhance features, or to provide appropriate mitigation and /or compensatory measures."

5.13 The application site is recognised as having potential to incorporate a waste management facility as stated in policy AS7. This is due to it being a B2 employment site identified as being appropriate for waste management facility to meet the estimated land requirement of up to 3.2 hectares.

5.14 Finally the site is within an employment protection zone with policy AS24 stating:

"In order to protect the employment function of the County

Borough's business and employment sites, development will be restricted as follows:-....

At Pengarnddu, Pant Industrial Estate, Goatmill Road, Willows/Dragon Park, Triangle Business Park, Merthyr Tydfil Industrial Park and site allocation E5 (Ffosy-Fran), development will be permitted if:

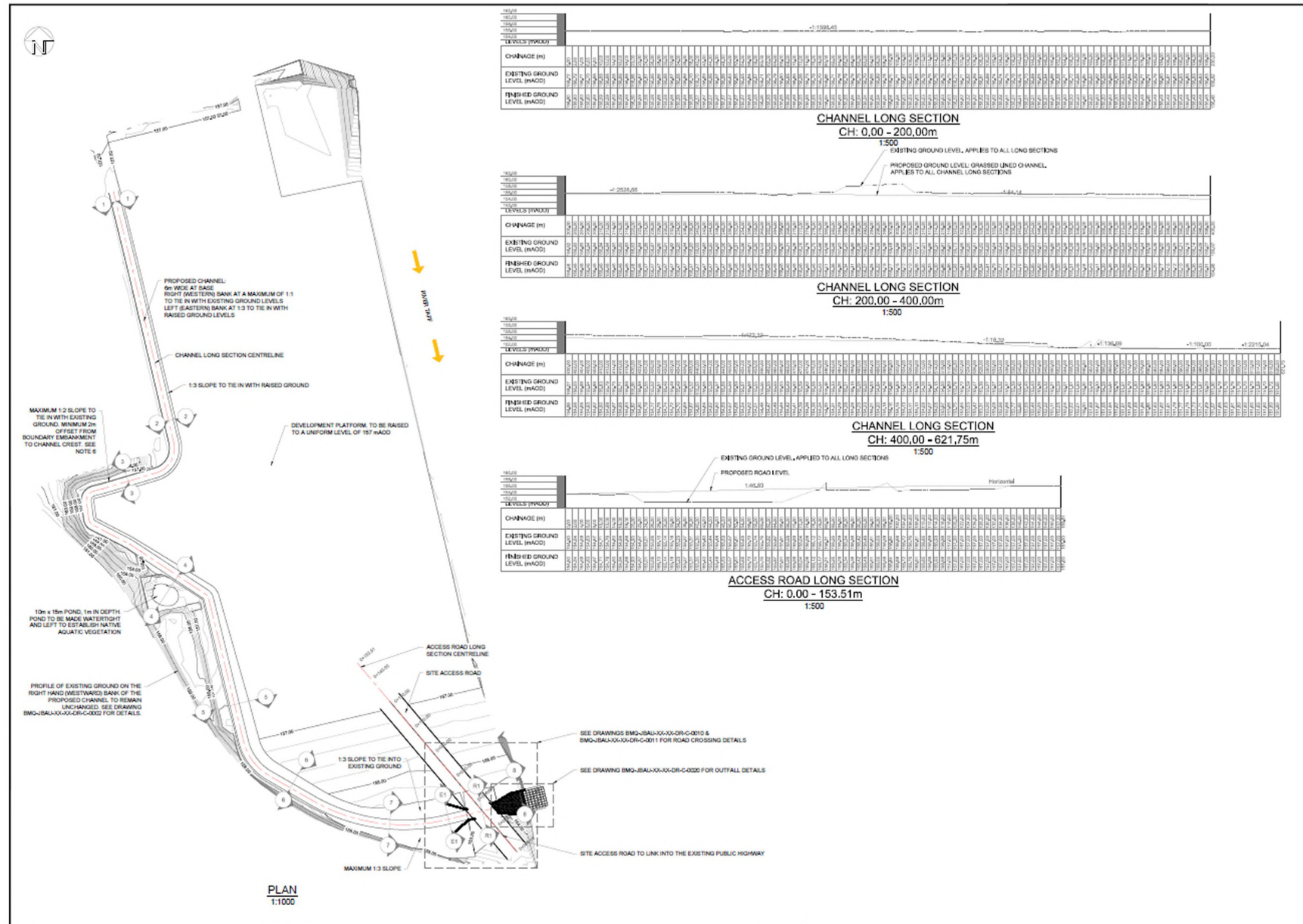
- *it is within use classes B1, B2 or B8; or*
- *it provides an ancillary facility or service to the primary employment use, or*
- *it is an acceptable commercial service unrelated to class B uses.*

Development proposals for uses other than those stipulated and that would result in the loss of employment land / premises at the above sites will only be permitted where it can be demonstrated that the existing use is inappropriate or the land / premises are surplus to the requirements of the employment market."

5.14 The following supplementary planning guidance are also considered relevant to the proposal:

- Sustainable Design; and
- Nature and Development

GENERAL ARRANGEMENT



THE PROPOSAL

Access and Movement

6.1 The proposal includes the formation of a new access to the south eastern corner of the site. This is as a result of the engineering works that are required. The proposed access will connect to the existing public highway directly to the south of the site nearby the existing round about. Given the nature of the proposal access into the site is not required by members of the public. The site will maintain private in nature as such the proposed access merely for continuity of access from the south.

6.2 The access will be located over the proposed square box culverts which will allow flood waters to travel to the River Taff. The access has been designed to ensure safety of users.

6.3 Given the nature of the proposal vehicle and cycle parking are no relevant.

Amount

6.4 The proposed swale will run the length of the sites western boundary following the southern boundary and finally discharging into the river Taff. An outfall will be located at the end of the swale into the river Taff. To allow flood waters to reach the outfall box culverts are proposed with an access formed as above. The outfall will consist of a 12m wide block stone stepped cascade into the Taff. The gradient of the slope is set to match the existing bank profile and the structure will be slightly recessed into the riverbank. The proposal also includes raising of the site levels. The ground raising is particularly focused to the south area of the site as demonstrated by the general arrangement layout. The areas to the north which require re-profiling to 157mAOD are minimal as the majority of areas are between 156.9 - 157.2. The existing topographical survey demonstrates the areas of the site that are below 157mAOD. Overall the proposal will help to manage flood water which already enters the site directing it around the site thus elevating the flood issue and reducing environmental risk. The proposal allows the site to become more resilient to climate change, in accordance with wellbeing goals and placemaking principles.

Scale

6.5 Given that the proposal relates to engineering works there are no built structures proposed. The development of the swale to the sites perimeter will have a negligible impact on scale given that it is not built up. The raising of site levels where necessary will increase the site to 157mAOD as per the rest of the site. As demonstrated on the general arrangement these engineering works are minimal. Whilst this will slightly increase the scale of the site visually the site will remain flat. The proposal will ensure the site is in keeping with the existing context.

6.6 A significant feature of the proposal is the outfall structure into the river Taff. It is recognised that the existing area is comprised of riverbank as such the proposal will result in a change in this area. The proposed scale of the outfall is appropriate to the level of flood waters that will at times flow in swale. The location of the outfall is directly adjacent to the river Taff and is considered to be in keeping with the context as there are a number of similar engineered banks along the Taff's length. Overall the impact that the proposal will have in relation to scale is negligible.

6.7 The proposal also comprises the formation of an access to the south eastern corner where an existing access is located. The proposed access will be of a similar scale to the existing situation as such the change is considered to be negligible.

Layout

6.8 As previously discussed the swale will run the length of the western and southern boundaries with outfall into the river Taff. A number of areas are proposed to be raised in level to 157mAOD where necessary. The layout has been designed to ensure minimal disturbance to the sites existing biodiversity with the phase one ecology survey and tree survey informing the layout at concept stage. The proposal is considered to maximise environmental protection by removing the issue of flooding from the site whilst limiting environmental impacts.

6.9 The layout of the proposal will have a negligible impact on



THE PROPOSAL

the surrounding area given the nature of the development and distances of nearby residential and commercial uses.

Appearance

6.10 The swale will be natural in appearance with areas promoting ecological gain. Prior to reaching the outfall a number of 2.4m pre-cast square box culverts are proposed. This will allow the formation of the proposed access as above. The access features parapets and safety barriers. The outfall at the end of the swale will be stepped to slow the flow of water and be comprised of block stones, grass crete and coir matting. The materials chosen in the outfall will ensure that the water flows at an acceptable rate and so that surrounding biodiversity can coexist. The releveling of the site will use on site materials won from the excavation of the swale.

Landscaping and Biodiversity

6.11 In developing the proposal significant consideration has been given to existing site biodiversity with an arboricultural survey and ecology surveys having been completed. The arboricultural survey identified that the majority of trees are located to the site boundaries and can be retained by the development. Adhering to the tree protection details as found within the tree report the development can be incorporated into the site without any significant long-term adverse impact onto the retained trees or the amenity of the area.

6.12 In relation to ecology the proposal of a swale presents a good opportunity to provide enhancements to the site. The new swale route will require the removal of the current pond within the site. A new pond measuring a minimum of 4m by 4m in surface area and 1m in depth will be created on the western edge of the swale, between the swale and retained trees. The pond will be made watertight but left to establish native aquatic vegetation in its own time. The construction of the new discharge point along the River Taff will result in the loss of some mature trees and scrub along the river banks creating a negative impact on the designated

SINC. In order to mitigate for this habitat loss a management strategy for the Japanese knotweed in the area will be agreed and implemented. Replacement planting along the river will also be undertaken with a management plan for a period of 5 years after planting to ensure all saplings establish.

6.13 Overall the proposal is considered to maintain and enhance the site biodiversity through the mitigation proposed.

Community Safety

6.14 TAN 12 suggests that community safety can be achieved via design solutions that can aid crime prevention. These include providing natural surveillance, improving safety by reducing conflicts in uses, and promoting a sense of ownership and responsibility. Given the nature of the proposal this is not considered to be pertinent. The site as existing is secured and this will be maintained.

Environmental Sustainability

6.15 As identified within Technical Advice Note 12, the objectives that developers need to respond to in respect of Environmental Sustainability include that of achieving efficient use and protection of natural resources, enhancing biodiversity and designing for change. The proposal will help to remove the site from flood zone C2 providing the land with wider potential for future development. The proposal will enhance biodiversity through mitigation described above. Overall the proposal is considered to be beneficial to environmental sustainability as will provide a more defined pathway for flood waters to take in such events.

PLANNING APPRAISAL

Principle of Development

7.1 As previously highlighted the LDP proposal map identifies the site is within an area of search for waste management facilities, business employment sites to be protected, within the settlement limits and within the Merthyr Landscape of Historic Interest alongside flood zone C2. The proposal will not have an impact on the sites designations. The majority of the site is brownfield land.

7.2 The northern area of the site mostly falls within Zone B of the NRW's development advice maps, whilst the southern section of the site falls within Zone C2. The classification is used to "indicate that only less vulnerable development should be considered subject to application of Justification Test, including acceptability of consequences". The aim of the proposed engineering works are to provide flood mitigation to enable the site to be developed in the future. Therefore, the proposed engineering works does not fall into any of three stated vulnerability categories.

7.3 The proposed works are considered to be Water Compatible Development and as such the proposals are not subject to the application of the Justification Test but are required to meet the Acceptability Criteria contained within TAN-15. The FCA demonstrates the compliance with the acceptability criteria. The proposed engineering works comply with the requirements of TAN-15, do not result in adverse impacts to third-party flood risk and will enable the future development of this brownfield site identified within the LDP as an important regeneration area.

7.4 Overall the principle of development is considered to be acceptable subject to detailed design subsequently is compliant with PPW10, Technical Advice Notes and LDP policies BW4, BW5, BW7, BW8, AS4, AS6, AS7 and AS24.

Impact on Biodiversity

7.5 As previously identified the development will result in a section of the Taff River bank being removed and replaced with the proposed outfall. Policy BW5 relates to the

protection and support of distinctive natural heritage identifying that development proposals would only be permitted where they maintain, enhancement and do not cause harm to national and local nature conservation designations.

7.6 The ecology report recognises that Mitigation and compensation measures will need to be implemented for the potential impacts to the SINC as part of the development proposals. It is also noted that a dense stand of Japanese knotweed is located to the south east of the site along the access road off the adjacent small roundabout. Some scattered stands of knotweed were also observed along the banks of the river Taff. The outfall measures approximately 12m in length and will be created using block stone in a cascade formation the height of the current river bank. The stepped formation of the discharge point will still allow mammal movement along the river corridor. However the habitat loss will allow a greater level of lighting to fall upon the river than currently experienced. This loss will be mitigated for by the replacement planting along the tops of the river bank and treatment of Japanese knotweed.

7.7 In relation to species the following was highlighted:

Great Crested Newts: Presence is highly unlikely. No further surveys are recommended for this species.

Dormice: Presence is highly unlikely, treeline and wooded areas will be retained as such no further surveys are recommended.

Bats: Based on the BCT guidelines (2016) two bat emergence surveys are recommended. Given the suitability of the habitat within the site boundary, two transect surveys were completed to provide information on habitats within the site which maybe important to bats. No bats were observed exiting the buildings during the survey work therefore it can be concluded that no significant day roost is present.

Otters: Given the steepness of the banks along the River Taff it is also though unlikely that otter commute or forage within the site, however this cannot be ruled out conclusively. Whilst no

PLANNING APPRAISAL

further surveys for otter are recommended a few precautionary measures are recommended.

Badger: It is considered unlikely badger are resident within the site boundary however they may occasionally pass through commuting and foraging. No further recommendations are made for this species.

Birds: No birds' nests were directly noted during the site visit. However the mature trees, scrub and remaining building are thought highly suitable for use by nesting birds. Mitigation measures suitable for nesting birds are recommended.

Reptiles and amphibians: Given the small scale impacts of the current development proposals, dedicated reptile surveys are not recommended at present. Instead the presence of a small number of reptiles will be assumed and species avoidance measures implemented as part of the development proposals.

7.8 Overall through mitigation and enhancements proposed the development can be accommodated on the site with no detrimental impact towards biodiversity.

7.9 The tree survey completed identified 3 no. category B trees, 4 no. tree groups category B, 2 no. category C trees and 3 no. category C tree groups. The proposed development has been designed to avoid the trees throughout the site including the large banks of trees towards boundaries. The arboricultural report concludes that adhering to the tree protection details as found within the report the proposed development can be constructed without any significant long-term adverse impact onto the retained trees or the amenity of the area.

7.10 Overall the proposal has given significant consideration to the existing biodiversity of the site and how this can be managed and enhanced within the proposal. Consequentially the proposal is compliant with PPW10, Technical Advice Notes and LDP Policies BW4, BW5, BW7, BW8, AS4, AS6, AS7 and AS24.

Other Material Considerations

Site Access

7.11 The site has an existing access to the south eastern corner which will be lost as a result of the development of the outfall into the river Taff. A new access is proposed above the outfall to maintain access into the site from the south. Given that the site has an existing access at this location and a similar access is proposed the principle of access is considered to be acceptable. The design of the access has been considered to ensure the safety of users. Overall the access is compliant with PPW10, Technical Advice Notes and LDP Policies BW4, BW5, BW7, BW8, AS4, AS6, AS7 and AS24.

Historic Landscape

7.12 The proposal is noted as being located within the main settlement of Merthyr Tydfil Historic Landscape with the relevant policy being AS4. This states there will be a presumption in favour of the protection, conservation and enhancement of the main settlement of Merthyr Tydfil. Discussions have taken place with GGAT which confirms that there are no designated sites within the proposed development area, although it is located in the Merthyr Tydfil Registered Landscape of Outstanding Historic Interest (HLW (MGI) 2), specifically the Taff Vale Industrial and Business Park Character Area (HLCA015B). Due to the history of the site any potential remains are likely to have severely affected during its construction. Given the nature of the proposal the impact on the historic landscape is considered to be negligible. As such is compliant with PPW10, Technical Advice Notes and LDP Policies BW4, BW5, BW7, BW8, AS4, AS6, AS7 and AS24.

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CONCLUSION

Conclusion

8.1 This Planning, Design and Access Statement (DAS) has been prepared on behalf of Huntley Wood Investments to accompany and the full planning application for 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 In relation to the principle of development the site is located within the settlement boundary and is brownfield land. The site is within an area of search for waste management facilities, business employment sites to be protected and within the Merthyr Landscape of Historic Interest. Overall the proposal will not have an impact on these designations. As such the principle of development is considered to be acceptable subject detailed design.

8.3 The development will result in a section of the Taff River bank being removed and replaced with the proposed outfall. The ecology report recognises that mitigation and compensation measures will need to be implemented for the potential impacts to the SINC as part of the development proposals. This loss will be mitigated for by the replacement planting along the tops of the river bank and treatment of Japanese knotweed.

8.4 The NRW flood maps also identifies the site is largely within flood zone C2. The FCA demonstrates the compliance with the acceptability criteria. The proposed engineering works comply with the requirements of TAN-15, do not result in adverse impacts to third-party flood risk and will enable the future development of this brownfield site identified within the LDP as an important regeneration area.

8.5 Consequently, it is considered that this Planning, Design and Access Statement clearly demonstrates that the scheme, as presented, complies with the relevant national and local planning policies including supplementary planning guidance. As such it is respectfully requested that Merthyr Tydfil County Borough Council grant full planning consent for the proposed engineering works at Land at Dragon Parc, Merthyr Tydfil.