

# Pre-Application Consultation Report

Former St Tydfil's Hospital Site, Merthyr Tydfil  
August 2020

amity

planning consultants



| Introduction                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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|                                                                               | <p>This Pre-Application Consultation Report has been prepared on behalf of St Tydfil's Developments LLP to accompany a full planning application for the <i>Demolition of remaining Curtilage Buildings and South Block of Main Building; Alteration, Extension and Conversion of Retained Main Block to Create 7 Apartments and a Dwellinghouse; Construction of 62 New Build Dwellings (including 31 Affordable Dwellings); Landscaping, Engineering and other Associated Works</i> at the Former St. Tydfil's Hospital, Merthyr Tydfil. A site location plan is included at Appendix 1.</p> <p>This report, and the consultation process, has been carried out in accordance with legislation provided by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the DMPWO"), as amended by the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment Order"). Specifically, the report complies with the requirement for major development (in this case, a development of ten dwellings or more) to carry out a pre-application consultation exercise with the local community, stakeholders and specialist consultees.</p> <p>This report outlines the legislative framework of the mandatory exercise; the methodology used; the outcome of the statutory exercise; the applicant's response to comments received; and a conclusion of the main findings.</p> |
| Planning Policy and Guidance                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Planning Policy Wales                                                         | <p>Paragraph 4.3.1 of Planning Policy Wales (Edition 10, 2018) refers to the sustainable development principle established by The Well-being of Future Generations (Wales) Act. Under this principle, all those involved in the planning system are expected to value:</p> <p><i>"engagement and involvement, ensuring everyone has the chance to obtain information, see how decisions are made and take part in decision making"</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Practice Guide: Realising the Potential of Pre-Application Discussions (2012) | <p>The Welsh Government provides advice and encouragement to applicants to enter into pre-application discussions through the Practice Guide: Realising the Potential of Pre-Application Discussions (2012). Paragraph 3.15 of the guide advises that:</p> <p><i>"Applicants may wish to discuss development proposals with local communities or the representatives of local communities, which may include community and town councils, prior to the submission of a formal planning application in order to gain an understanding of local concerns. Early discussions with local communities can, potentially, allow any concerns or issues to be addressed or mitigated in any formal planning application."</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Statutory Pre-Application Consultation Requirements                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                               | <p>The requirement for statutory Pre-Application Consultation to be undertaken in advance of the submission of an application for major development is identified within Part 1A (Pre-Application Consultation) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, as amended by the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020. The key requirements of this process are summarised below.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| Publication of Draft Planning Application | <p>Part 1A, Paragraph 2C (1)(b) of the DMPWO requires the applicant to make the following information available for inspection at a location in the vicinity of the proposed development for not less than 28 days:</p> <ul style="list-style-type: none"> <li>i) any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required;</li> <li>ii) a plan which identifies the land to which the proposed application relates;</li> <li>iii) any other plans, drawings and information necessary to describe the development which is the subject of the proposed application;</li> <li>iv) the design and access statement; and</li> <li>v) the particulars or evidence required by the local planning authority</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Publicity by Site Notice                  | <p>Part 1A, Paragraph 2C (1)(a)(i) of the DMPWO requires the applicant to publicise the proposed application by displaying a site notice in at least one place on or near the land to which the proposed application relates for not less than 28 days.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Publicity in Writing                      | <p>Part 1A, Paragraph 2C (1)(a)(i) of the DMPWO requires the applicant to publicise the proposed application by writing to any owner or occupier of any land adjoining the land to which the proposed application relates.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Community Consultees                      | <p>Part 1A, Paragraph 2D of the DMPWO requires the applicant to consult in writing with 'any community consultees' (namely local/community/ward Councillors).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Specialist Consultees                     | <p>Part 1A, Paragraph 2D of the DMPWO requires the applicant to consult in writing with 'any specialist consultees' (comprising the list of consultees in schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order), providing details of the scheme and 28 days for the specialist consultees to respond.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Pre-Application Consultation Report       | <p>Part 1A, Paragraph 2F of the DMPWO requires the applicant to prepare a pre-application consultation report which gives particulars of:</p> <ul style="list-style-type: none"> <li>a) how the applicant complied with section 61Z of the 1990 Act;</li> <li>b) any response to the consultation received from any person consulted under section 61Z(3) or (4) of the 1990 Act; and</li> <li>c) the account taken of those responses</li> </ul> <p>and must include</p> <ul style="list-style-type: none"> <li>a) a copy of the notice referred to in article 2C(1)(a)(i);</li> <li>b) a declaration that the notice referred to in article 2C(1)(a)(i) was displayed in accordance with the requirements of that article;</li> <li>c) a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons;</li> <li>d) copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3);</li> <li>e) a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how; and</li> <li>f) copies of all responses received from specialist consultees with an explanation of the account taken of each response.</li> </ul> |

| Methodology                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| Publication of Draft Planning Application | <p>On Wednesday 22<sup>nd</sup> July 2020, Amity Planning, as the applicant's agent, displayed a draft planning application package on its website (<a href="http://www.amityplanning.co.uk">www.amityplanning.co.uk</a>), which was made available until Thursday 20<sup>th</sup> August, in excess of the minimum 28-day consultation period. The information displayed on the website comprised the following:</p> <ul style="list-style-type: none"> <li>○ Draft Planning Application Forms</li> <li>○ Planning, Design and Access Statement</li> <li>○ Air Quality Assessment</li> <li>○ Listed Building Survey Plans</li> <li>○ Design Vision Statement</li> <li>○ Preliminary Ecological Appraisal</li> <li>○ Reptile Mitigation Strategy</li> <li>○ Bat Survey Report</li> <li>○ Engineering Levels Plan</li> <li>○ Swept Path Analysis Plans</li> <li>○ Drainage Strategy Note</li> <li>○ Heritage Impact Assessment</li> <li>○ Green Infrastructure Plan</li> <li>○ Landscape Planting Plans</li> <li>○ Landscape and Ecology Plan</li> <li>○ Noise Survey Report</li> <li>○ Site Investigation Report</li> <li>○ Topographical Survey Plans</li> <li>○ Transport Assessment</li> <li>○ Tree Survey Report</li> <li>○ Drawings: <ul style="list-style-type: none"> <li>▪ Site Location Plan</li> <li>▪ Proposed Site Layout Plan</li> <li>▪ Proposed Materials Plan</li> <li>▪ Proposed Site Sections</li> <li>▪ Housetype Plans and Elevations</li> <li>▪ Listed Building Plans and Elevations</li> <li>▪ Streetscene Plans</li> <li>▪ 3D images</li> </ul> </li> </ul> |
| Publicity by Site Notice                  | <p>In line with Circular 32/92 Publicity for Planning Applications, site notices were displayed in four locations within a close proximity to the application site on Wednesday 22<sup>nd</sup> July 2020. The site notice contains all information set out in Schedule 1B Articles 2C and 2D of the DMPWO in both English and Welsh. A copy of the site notice can be found at Appendix 2, a plan showing the locations that the site notices were displayed can be found at Appendix 4, photographs of the site notices as displayed can be found at Appendix 5, and a declaration can be found at Appendix 6.</p> <p>The notice identified that the draft planning application package could be viewed at <a href="http://www.amityplanning.co.uk">www.amityplanning.co.uk</a> and provided a contact phone number for requests for hard copies of the plans and documents. The notice also identified that representations about the proposed development could be made through an online feedback form at <a href="http://www.amityplanning.co.uk">www.amityplanning.co.uk</a>, or by post to Amity Planning Ltd, 3 Southville Road, Newport NP20 4LT.</p>                                                                                                                                                                                                                                                                                                                                                                                                                    |

Publicity in Writing

Notices addressed to the 'Owner/ Occupier' of neighbouring properties (included at Appendix 3) were delivered to the properties shown in Table 1 on Wednesday 22<sup>nd</sup> July 2020. A plan identifying the locations of each of the properties can be found at Appendix 4.

**Table 1**

|                                        |
|----------------------------------------|
| 9 Taff Vale Court                      |
| 10 Taff Vale Court                     |
| 11 Taff Vale Court                     |
| 12 Taff Vale Court                     |
| 13 Taff Vale Court                     |
| 14 Taff Vale Court                     |
| 15 Taff Vale Court                     |
| 16 Taff Vale Court                     |
| 17 Taff Vale Court                     |
| 18 Taff Vale Court                     |
| 1 Union Place                          |
| 2 Union Place                          |
| 3 Union Place                          |
| 4 Union Place                          |
| 5 Union Place                          |
| 15 New Castle Street                   |
| 41 Upper Thomas Street                 |
| 42 Upper Thomas Street                 |
| 43 Upper Thomas Street                 |
| 44 Upper Thomas Street (Campsie House) |
| 45 Upper Thomas Street                 |
| 46 Upper Thomas Street                 |
| 47 Upper Thomas Street                 |
| 10 Union Street                        |
| 11 Union Street                        |
| 12 Union Street                        |
| 13 Union Street                        |
| 1 Primrose Cottages                    |
| 2 Primrose Cottages                    |

The notice identified that the draft planning application package could be viewed at [www.amityplanning.co.uk](http://www.amityplanning.co.uk) and provided a contact phone number for requests for hard copies of the plans and documents. The notice also identified that representations about the proposed development could be made through an online feedback form at [www.amityplanning.co.uk](http://www.amityplanning.co.uk), or by post to Amity Planning Ltd, 3 Southville Road, Newport NP20 4LT.

Community Consultees

Under the provision of Schedule 1B Articles 2C and 2D of the DMPWO, the following 'community consultees' were consulted via email (included as Appendix 7) on Wednesday 22<sup>nd</sup> July 2020:

- Councillor Andrew Barry (represents Town ward)
- Councillor Kevin O'Neill (represents Town ward)
- Councillor David Jones (represents Town ward)
- Councillor John Thomas (represents Town ward)

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| Specialist Consultees | <p>Under the provision of Schedule 1C Article 2D of the DMPWO and in accordance with Schedule 4, the following 'specialist consultees' were consulted via email (included as Appendix 8) on Wednesday 22<sup>nd</sup> July 2020:</p> <ul style="list-style-type: none"> <li>• Highways Development Control Merthyr Tydfil County Borough Council</li> <li>• Dwr Cymru Welsh Water</li> <li>• Natural Resources Wales</li> </ul> <p>In addition, it was elected to seek the feedback of the following consultees who do not represent 'specialist consultees' for the purposes of the statutory Pre-Application Consultation exercise:</p> <ul style="list-style-type: none"> <li>• Glamorgan Gwent Archaeological Trust</li> </ul> <p>The consultation identified that the draft planning application package could be viewed at <a href="http://www.amityplanning.co.uk">www.amityplanning.co.uk</a> and identified that consultation responses should be received no later than Thursday 20<sup>th</sup> August 2020.</p> |
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### Statutory Pre-Application Consultation Results

| Local Residents/the Public                                                                                                                                                | <p>Responses were received from 2no. local residents/members of the public. The comments made within these responses are summarised in the table below.</p> <table border="1"> <thead> <tr> <th>Comment</th><th>Number of Responses Raising this Matter</th></tr> </thead> <tbody> <tr> <td>Welcome development of area however concerned about the volume of traffic (particularly along Upper Thomas Street) and query why a second access road cannot be provided.</td><td>1</td></tr> <tr> <td>Interested in information on any 3 or 4 bedroom houses for sale.</td><td>1</td></tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                          | Comment | Number of Responses Raising this Matter | Welcome development of area however concerned about the volume of traffic (particularly along Upper Thomas Street) and query why a second access road cannot be provided. | 1 | Interested in information on any 3 or 4 bedroom houses for sale. | 1 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------|---|
| Comment                                                                                                                                                                   | Number of Responses Raising this Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |                                         |                                                                                                                                                                           |   |                                                                  |   |
| Welcome development of area however concerned about the volume of traffic (particularly along Upper Thomas Street) and query why a second access road cannot be provided. | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |                                         |                                                                                                                                                                           |   |                                                                  |   |
| Interested in information on any 3 or 4 bedroom houses for sale.                                                                                                          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |                                         |                                                                                                                                                                           |   |                                                                  |   |
| Community Consultees                                                                                                                                                      | <p>Responses were received from 3no. local Councillors, however these only extended to offering acknowledgement and thanks for the consultation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |                                         |                                                                                                                                                                           |   |                                                                  |   |
| Specialist Consultees                                                                                                                                                     | <p>The following specialist consultees responded to the consultation. Copies of the responses can be found at Appendix 9.</p> <p><u>Dwr Cymru Welsh Water</u><br/>Dwr Cymru Welsh Water (DCWW) responded to the consultation by email on 10<sup>th</sup> August 2020.</p> <p>DCWW offered no objection to the proposed development however provided the following standing advice:</p> <ul style="list-style-type: none"> <li>• The proposed development is crossed by public sewers, the location of which should be identified and accounted for in the development of the site.</li> <li>• Foul flows from the development can be accommodated within the public sewerage system.</li> <li>• The development requires approval of Sustainable Drainage Features (SuDS) and that the developer is required to explore and fully exhaust all surface water drainage options in accordance with the drainage hierarchy.</li> </ul> |         |                                         |                                                                                                                                                                           |   |                                                                  |   |

- A water supply can be made available to service the proposed development.

#### Natural Resources Wales

Natural Resources Wales (NRW) responded to the consultation by email on 10<sup>th</sup> August 2020.

NRW advised that they had no comments to make on the pre-application consultation, however provided the following advice:

- *We note that a Preliminary Ecological Assessment, dated 29/07/2019 has been undertaken. We recommend that prior to submitting any planning application you contact the Local Authority's ecologist to establish the need for, and if appropriate, the scope of any further ecological information/surveys that would need to be submitted to support the application.*
- *We advise that surveys for protected species should be undertaken by suitably qualified, experienced and where necessary, licensed surveyors in accordance with published guidance, where this exists, and best practice.*

#### Highways Development Control Merthyr Tydfil County Borough Council

Merthyr Tydfil County Borough Council's Highways Development Control department responded to the consultation through the Amity Planning website on 19<sup>th</sup> August 2020. They advised that they had "no major concerns based on detailed information provided at this time" however requested details of the visibility for vehicles leaving the development site on to Upper Thomas Street.

#### Glamorgan Gwent Archaeological Trust

Glamorgan Gwent Archaeological Trust responded to the consultation by email on 28<sup>th</sup> July 2020. The following feedback was provided:

*We have consulted the regional Historic Environment Record (HER) and note that there are two Listed Buildings (both Grade II) within the proposed development area. The Statue and Plinth to Sir W.T. Lewis (Cadw ref. 11476) dating to 1900, and the Entrance Block of St Tydfil's Hospital (Cadw ref. 11475) which is dated 1870, although originally built as part of the Merthyr Union Workhouse (1853). It is also located within the Merthyr Tydfil Registered Historic Landscape, specifically the Thomas Town (West) Character Area. The HER also references the Pont-morlais Infirmary which was located in the eastern part of the site and demolished before World War II. The route of the Roman road (R621-02b), leading from the fort at Penydarren Park to the fort at Caerphilly, is also projected to cross the proposed site.*

*We have made several recommendations for archaeological mitigation in response to previous proposals and applications. Whilst we note the intention of establishing a biodiversity reserve in the east of the site and the demolition of the majority of the non-listed structures on the site following an application in 2014, subsequent aerial photography indicates the probable survival of foundations and floor-slabs. There is also the distinct possibility of Roman material being located within the proposed development area. As a result there remains the potential of encountering archaeologically significant remains during the course of the works. Therefore should a similar application to the one you have outlined be submitted, we would be likely to recommend a condition requiring the submission and implementation of a Written Scheme of Investigation (WSI) be attached to any consent. The WSI would detail the methodology and reporting standards of an archaeological watching brief during groundworks.*

*Furthermore, the proposal has the potential to expose/affect the historic fabric of the Listed Entrance Block e.g. the new openings, blocking of existing doorways, internal partitions etc. As a result we would also be likely to recommend a second condition requiring an historic building survey. The methodology and reporting requirements would also need to be detailed in a WSI.*

| Applicant's Response to Consultation |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| Local Residents/the Public           | <p><b>Comment:</b> <i>Welcome development of area however concerned about the volume of traffic (particularly along Upper Thomas Street) and query why a second access road cannot be provided.</i></p> <p><b>Applicant's Response:</b> The resident's support for the development of the area is welcomed. With regard to the concerns expressed in respect of traffic generation it is acknowledged that the development will give rise to an increase in traffic. The application is supported by a comprehensive Transport Assessment which considers the impact of traffic from the development upon the local highway network, and concludes that it would not have an adverse detrimental impact. No opportunity exists to deliver an alternative/secondary access.</p> <p><b>Comment:</b> <i>Interested in information on any 3 or 4 bedroom houses for sale.</i></p> <p><b>Applicant's Response:</b> The resident's interest in the sales units on the site is welcomed and their details have been accordingly been passed on to the developer.</p>                                                                                                                                                                                                                                                                                                                                        |
| Community Consultees                 | There have been no responses received from Community Consultees which require response.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Specialist Consultees                | <p><u>Dwr Cymru Welsh Water</u></p> <p><b>Comment:</b> <i>No objection to the proposed development.</i></p> <p><b>Applicant's Response:</b> This is acknowledged and welcomed.</p> <p><b>Comment:</b> <i>The proposed development is crossed by public sewers, the location of which should be identified and accounted for in the development of the site.</i></p> <p><b>Applicant's Response:</b> The location of the public sewer on the site has been identified by the topographical survey, and the development proposals account for its location and requisite easements.</p> <p><b>Comment:</b> <i>Foul flows from the development can be accommodated within the public sewerage system.</i></p> <p><b>Applicant's Response:</b> This is acknowledged and welcomed.</p> <p><b>Comment:</b> <i>The development requires approval of Sustainable Drainage Features (SuDS) and that the developer is required to explore and fully exhaust all surface water drainage options in accordance with the drainage hierarchy.</i></p> <p><b>Applicant's Response:</b> Spring Design, on behalf of the applicant, is already in advanced discussions with the SuDS approval body regarding sustainable drainage.</p> <p><b>Comment:</b> <i>A water supply can be made available to service the proposed development.</i></p> <p><b>Applicant's Response:</b> This is acknowledged and welcomed.</p> |

Natural Resources Wales

**Comment:** *We note that a Preliminary Ecological Assessment, dated 29/07/2019 has been undertaken. We recommend that prior to submitting any planning application you contact the Local Authority's ecologist to establish the need for, and if appropriate, the scope of any further ecological information/surveys that would need to be submitted to support the application.*

**Applicant's Response:** The applicant has engaged with the County Ecologist as part of pre-application discussions with the LPA. On the back of this detailed bat survey work has been undertaken, and a reptile mitigation strategy prepared, to accompany the planning application.

**Comment:** *We advise that surveys for protected species should be undertaken by suitably qualified, experienced and where necessary, licensed surveyors in accordance with published guidance, where this exists, and best practice.*

**Applicant's Response:** The survey work has been completed by surveyors with the appropriate qualifications, experience and licences, and in accordance with guidance and best practice.

Highways Development Control Merthyr Tydfil County Borough Council

**Comment:** *No major concerns based on detailed information provided at this time.*

**Applicant's Response:** This is acknowledged and welcomed.

**Comment:** *Request details of the visibility for vehicles leaving the development site on to Upper Thomas Street.*

**Applicant's Response:** A plan showing the visibility splays at the junction with Upper Thomas Street is included as an appendix to the Transport Assessment. A copy of this plan has been issued separately to MTCBC Highways in response to this request.

Glamorgan Gwent Archaeological Trust

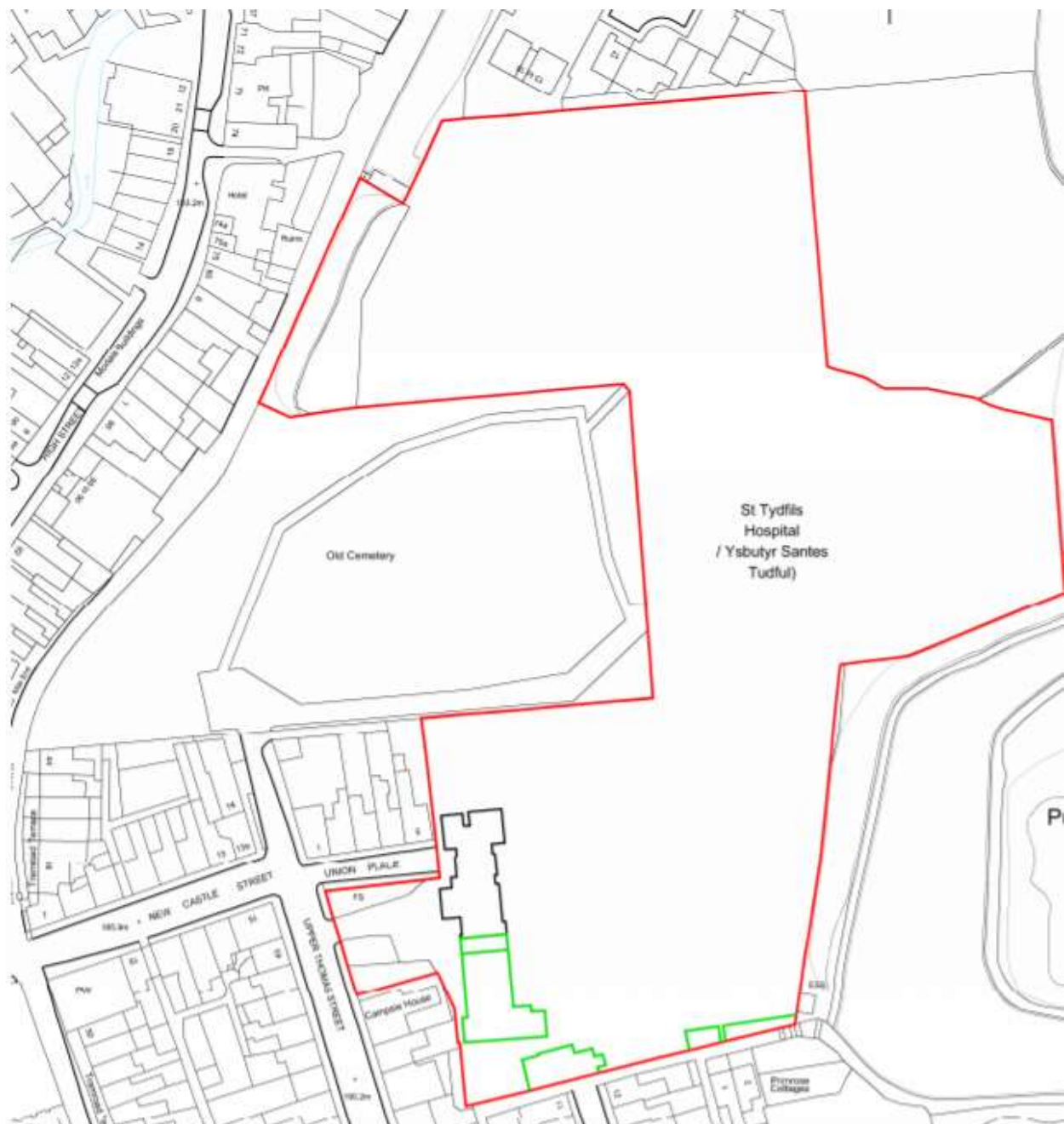
**Comment:** *We have made several recommendations for archaeological mitigation in response to previous proposals and applications. Whilst we note the intention of establishing a biodiversity reserve in the east of the site and the demolition of the majority of the non-listed structures on the site following an application in 2014, subsequent aerial photography indicates the probable survival of foundations and floor-slabs. There is also the distinct possibility of Roman material being located within the proposed development area. As a result there remains the potential of encountering archaeologically significant remains during the course of the works. Therefore should a similar application to the one you have outlined be submitted, we would be likely to recommend a condition requiring the submission and implementation of a Written Scheme of Investigation (WSI) be attached to any consent. The WSI would detail the methodology and reporting standards of an archaeological watching brief during groundworks.*

**Applicant's Response:** The likely request for an imposition of a condition requiring the submission and implementation of a WSI is noted. In anticipation of this the applicant is in the process of obtaining fee proposals for undertaking the identified work.

**Comment:** *The proposal has the potential to expose/affect the historic fabric of the Listed Entrance Block e.g. the new openings, blocking of existing doorways, internal partitions etc. As a result we would also be likely to recommend a second condition requiring an historic building survey. The methodology and reporting requirements would also need to be detailed in a WSI.*

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|                   | <p><b>Applicant's Response:</b> The likely request for an imposition of a condition requiring a historic building survey is noted. In anticipation of this the applicant is in the process of obtaining fee proposals for undertaking the identified work.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Conclusion</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                   | <p>This Pre-Application Consultation Report has been prepared on behalf of St Tydfil's Developments LLP to accompany a full planning application for the <i>Demolition of remaining Curtilage Buildings and South Block of Main Building; Alteration, Extension and Conversion of Retained Main Block to Create 7 Apartments and a Dwellinghouse; Construction of 62 New Build Dwellings (including 31 Affordable Dwellings); Landscaping, Engineering and other Associated Works</i> at the Former St. Tydfil's Hospital, Merthyr Tydfil. This Report is a statutory requirement and addresses all matters required by article 1 of the Town and Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016</p> <p>It has been demonstrated herein that the applicant has undertaken all measures necessary to comply with the guidance.</p> <p>Alongside the planning application, this report demonstrates that the issues raised by the local community and statutory consultees have either been addressed as part of the application; justified in planning terms; or are not material planning considerations that require addressing.</p> |

## Appendix 1: Site Location Plan



## Appendix 2: Site Notice

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

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru)**  
**2012**

### **PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING** **PERMISSION NOTICE UNDER ARTICLES 2C AND 2D CYHOEDDUSRWYDD AC** **YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD CYNLLUNIO HYBYSIAD O** **DAN ERTHYGLAU 2C A 2D**

**Proposed development at/ Datblygiad Arfaethedig yn: FORMER ST TYDFIL'S HOSPITAL, UPPER THOMAS STREET, MERTHYR TYDFIL.**

**I give notice that/ Rwyf yn hysbysu bod: ST TYDFIL'S DEVELOPMENTS LLP.**

**Is intending to apply for planning permission to/ yn bwriadu gwneud cais am ganiatâd cynllunio i:**

**DEMOLITION OF REMAINING CURTILAGE BUILDINGS AND SOUTH BLOCK OF MAIN BUILDING;  
ALTERATION, EXTENSION AND CONVERSION OF RETAINED MAIN BLOCK TO CREATE 7  
APARTMENTS AND A DWELLINGHOUSE; CONSTRUCTION OF 62 NEW BUILD DWELLINGS  
(INCLUDING 31 AFFORDABLE DWELLINGS); LANDSCAPING, ENGINEERING AND OTHER  
ASSOCIATED WORKS**

**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.

**You may inspect copies of the proposed application; the plans; and other supporting information online at:**  
[www.amityplanning.co.uk](http://www.amityplanning.co.uk) (Public computer facilities may be available to view this information online at your local library)

**Anyone who wishes to make representations about this proposed development must fill out the online form or send a consultation response to Amity Planning Ltd, 3 Southville Road, Newport NP20 4LT no later than THURSDAY 20<sup>TH</sup> AUGUST 2020**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

**Gellwch archwilio'r copiau o'r canlynol y cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein yn:** [www.amityplanning.co.uk](http://www.amityplanning.co.uk) (mae cyfleusterau cyfrifiadurol gael i archwilio'r wybodaeth hon ar lein yn eich llyfrgell leol)

**Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad llenwi'r ffurflen ar-lein neu ysgrifennu at Amity Planning Ltd, 3 Southville Road, Newport NP20 4LT gan DYDD IAU 20 AWST 2020**



Jon Wilks Amity Planning

22 July 2020



## Appendix 3: Neighbour Notice



Suite 103  
Creative Quarter  
Cardiff  
CF10 1AF

22<sup>nd</sup> July 2020

The Owner and/or Occupier

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012.**  
**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**  
**NOTICE UNDER SCHEDULE 1B ARTICLES 2C AND 2D**

Dear Sir/ Madam,

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.

Proposed development at **Former St Tydfil's Hospital, Upper Thomas Street Merthyr Tydfil.**

I give notice that **St Tydfil's Developments LLP** are intending to apply for planning permission for ***Demolition of remaining Curtilage Buildings and South Block of Main Building; Alteration, Extension and Conversion of Retained Main Block to Create 7 Apartments and a Dwellinghouse; Construction of 62 New Build Dwellings (including 31 Affordable Dwellings); Landscaping, Engineering and other Associated Works.***

You may inspect copies of the proposed application; the plans; and other supporting documents online at [www.amityplanning.co.uk](http://www.amityplanning.co.uk) Public computer facilities should be available to view this information online at your local library however if you have any difficulty in viewing this information online please contact me at [jon@amityplanning.co.uk](mailto:jon@amityplanning.co.uk) and I will endeavour to make alternative arrangements.

Anyone who wishes to make representations about this proposed development must fill out the online form or write to Amity Planning, 3 Southville Road, Newport NP20 4LT no later than Thursday **20<sup>th</sup> August 2020.**

Yours faithfully

**Jon Wilks**  
for Amity Planning

Os oes angen copi o'r hysbysiad hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



#### Appendix 4: Location of Site Notices and Extent of Neighbour Notice Consultation

- Neighbouring properties to which the Neighbour Notice was delivered.
- Location of Site Notices



## Appendix 5: Photographs of Site Notices

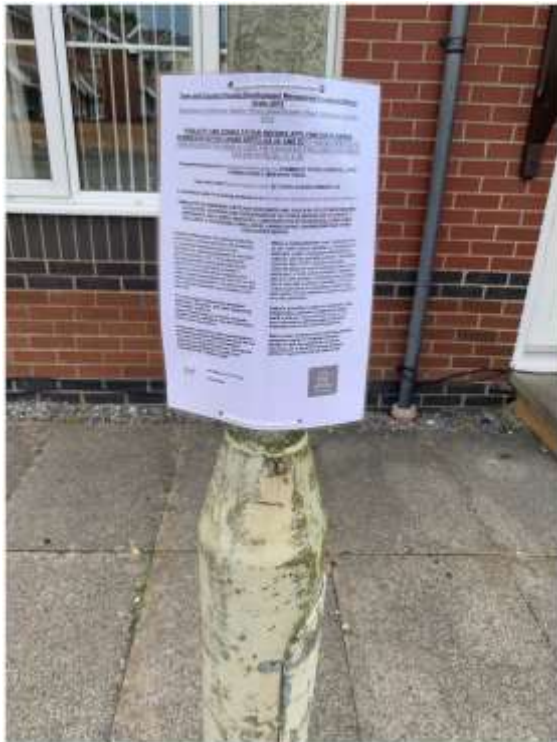


Fig.1 Taff Vale Court



Fig.2 High Street



Fig.3 Union Place/Upper Thomas Street



Fig.4 Union Street

**Appendix 6: Declaration of Display of Site Notice**

**DECLARATION OF DISPLAY OF SITE NOTICE**

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

I give notice that: **Amity Planning Ltd.**

On behalf of: **St Tydfil's Developments LLP**

Has correctly displayed bilingual site notices on site at: **Former St Tydfil's Hospital, Upper Thomas Street, Merthyr Tydfil**

Advising interested parties of the intention to develop the site in respect of: **Demolition of remaining Curtilage Buildings and South Block of Main Building; Alteration, Extension and Conversion of Retained Main Block to Create 7 Apartments and a Dwellinghouse; Construction of 62 New Build Dwellings (including 31 Affordable Dwellings); Landscaping, Engineering and other Associated Works**

On: **Wednesday 22<sup>nd</sup> July 2020**

For a period of: **No less than 28 days**

Declaration made by: **Jon Wilks, Director, Amity Planning Ltd.**

## Appendix 7: Community Consultee Notice



Suite 103  
Creative Quarter  
Cardiff  
CF10 1AF

22<sup>nd</sup> July 2020

By email only – [REDACTED]

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012.**  
**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**  
**NOTICE UNDER SCHEDULE 1B ARTICLES 2C AND 2D**

Dear Councillor Jones

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 and 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.

Proposed development at **Former St Tydfil's Hospital, Upper Thomas Street Merthyr Tydfil.**

I give notice that **St Tydfil's Developments LLP** are intending to apply for planning permission for ***Demolition of remaining Curtilage Buildings and South Block of Main Building; Alteration, Extension and Conversion of Retained Main Block to Create 7 Apartments and a Dwellinghouse; Construction of 62 New Build Dwellings (including 31 Affordable Dwellings); Landscaping, Engineering and other Associated Works.***

You may inspect copies of the proposed application; the plans; and other supporting documents online at [www.amityplanning.co.uk](http://www.amityplanning.co.uk) Public computer facilities should be available to view this information online at your local library however if you have any difficulty in viewing this information online please contact me at [jon@amityplanning.co.uk](mailto:jon@amityplanning.co.uk) and I will endeavour to make alternative arrangements.

Anyone who wishes to make representations about this proposed development must fill out the online form or write to Amity Planning, 3 Southville Road, Newport NP20 4LT no later than Thursday **20<sup>th</sup> August 2020**.

Yours sincerely

**Jon Wilks**  
for Amity Planning

Os oes angen copi o'r hysbysiad hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



## Appendix 8: Specialist Consultee Notice



22<sup>nd</sup> July 2020

By email only – [REDACTED]

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012**  
**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**  
**NOTICE UNDER SCHEDULE 1C ARTICLE 2D**

Dear Sir/ Madam,

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.

Proposed development at **Former St Tydfil's Hospital, Upper Thomas Street Merthyr Tydfil.**

I give notice that **St Tydfil's Developments LLP** are intending to apply for planning permission for ***Demolition of remaining Curtilage Buildings and South Block of Main Building; Alteration, Extension and Conversion of Retained Main Block to Create 7 Apartments and a Dwellinghouse; Construction of 62 New Build Dwellings (including 31 Affordable Dwellings); Landscaping, Engineering and other Associated Works.***

A copy of the proposed application; the plans; and other supporting documents can be viewed online at [www.amityplanning.co.uk](http://www.amityplanning.co.uk)

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 [jon@amityplanning.co.uk](mailto:jon@amityplanning.co.uk) no later than **Thursday 20<sup>th</sup> August 2020.**

Yours faithfully,

**Jon Wilks**  
for Amity Planning

Os oes angen copi o'r hysbysiad hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod

## Appendix 9: Specialist Consultee Responses

### amity planning has received a new message.

**Name:**

Gerald Coughlan

**Email:**

[gerald.coughlan@merthyr.gov.uk](mailto:gerald.coughlan@merthyr.gov.uk)

**Address:**

Engineering & Traffic Dept., Unit 5, Triangle Business Park, Pentrebach,  
Merthyr Tydfil, CF48 4TQ.

**Development which you are commenting on:**

St Tydfils Hospital, Merthyr Tydfil .

**Comments:**

Received notice of proposal via line manager, having previously commented to a MTCBC planning officer following receipt of information. What is the visibility for vehicles leaving the development site on to upper Thomas Street? No major concerns based on detailed information provided at this time .

**Device:**

desktop

**Language:**

en-GB

**Submitted from:**

St tydfils hospital 1

**Reply to this email to respond.**

RE: Former St Tydfil's Hospital, Merthyr Tydfil



Rob Dunning <[Rob@ggat.org.uk](mailto:Rob@ggat.org.uk)>  
To: Jon Wiles

You forwarded this message on 03/08/2020 08:09.

Reply Reply All Forward ...

Tue 26/07/2020 16:12

Dear Jon,

Many thanks for your pre-planning enquiry.

We have consulted the regional Historic Environment Record (HER) and note that there are two Listed Buildings (both Grade II) within the proposed development area. The Statue and Plinth to Sir W.T. Lewis (Cadw ref. 11476) dating to 1900, and the Entrance Block of St Tydfil's Hospital (Cadw ref. 11475) which is dated 1870, although originally built as part of the Merthyr Union Workhouse (1853). It is also located within the Merthyr Tydfil Registered Historic Landscape, specifically the Thomas Town (West) Character Area. The HER also references the Pont-morlais Infirmary which was located in the eastern part of the site and demolished before World War II. The route of the Roman road (R621-02b), leading from the fort at Penydarren Park to the fort at Caerphilly, is also projected to cross the proposed site.

We have made several recommendations for archaeological mitigation in response to previous proposals and applications. Whilst we note the intention of establishing a biodiversity reserve in the east of the site and the demolition of the majority of the non-listed structures on the site following an application in 2014, subsequent aerial photography indicates the probable survival of foundations and floor-slabs. There is also the distinct possibility of Roman material being located within the proposed development area. As a result there remains the potential of encountering archaeologically significant remains during the course of the works. Therefore should a similar application to the one you have outlined be submitted, we would be likely to recommend a condition requiring the submission and implementation of a Written Scheme of Investigation (WSI) be attached to any consent. The WSI would detail the methodology and reporting standards of an archaeological watching brief during groundworks.

Furthermore, the proposal has the potential to expose/affect the historic fabric of the Listed Entrance Block e.g. the new openings, blocking of existing doorways, internal partitions etc. As a result we would also be likely to recommend a second condition requiring an historic building survey. The methodology and reporting requirements would also need to be detailed in a WSI.

Should you require anything further, or have any comments/queries, please get in touch.

Regards,

Rob

Rob Dunning BSc MCRA  
Archaeological Planning Officer  
Glamorgan-Gwent Archaeological Trust Ltd  
Heathfield House  
Heathfield  
Swansea  
SA1 6EL

Tel 01792-634221  
Fax 01792-474469



**Cyfoeth  
Naturiol  
Cymru  
Natural  
Resources  
Wales**

Ein cyf/Our ref: CAS-119859-W2C5  
Eich cyf/Your ref:

Rivers House,  
St Mellons Business Park,  
St Mellons,  
Cardiff,  
CF3 0EY

Mr Jon Wilks  
Amity Planning  
Suite 103  
Creative Quarter  
Cardiff  
CF10 1AF

ebost/email:  
southeastplanning@cyfoethnaturiolcymru.gov.uk  
Ffôn/Phone: 03000 65 4959

10/08/2020

Annwyl Syr/Madam / Dear Sir/Madam,

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

**BWRIAD / PROPOSAL: Demolition of remaining Curtilage Buildings and South Block of Main Building; Alteration, Extension and Conversion of Retained Main Block to Create 7 Apartments and a Dwelling house; Construction of 62 New Build Dwellings (including 31 Affordable Dwellings); Landscaping, Engineering and other Associated Works.**

**LLEOLIAD / LOCATION: Former St Tydfil's Hospital, Upper Thomas Street, 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 22/07/2020.

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

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

Having considered the information submitted, it does not appear that we are an identified specialist consultee in accordance with Schedule 4 of the Order and therefore we have no

comments to make on this pre-application consultation. If you believe this to be incorrect, please contact us, giving reasons and we will reconsider our position.

We note that a Preliminary Ecological Assessment, dated 29/07/2019 has been undertaken. We recommend that prior to submitting any planning application you contact the Local Authority's ecologist to establish the need for, and if appropriate, the scope of any further ecological information/surveys that would need to be submitted to support the application.

We advise that surveys for protected species should be undertaken by suitably qualified, experienced and where necessary, licensed surveyors in accordance with published guidance, where this exists, and best practice.

### **Other Matters**

If, during the processing of a planning application, we are consulted by the Local Planning Authority we will comment only in relation 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.

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

**Kate Glover**

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

Mr Jon Wilks  
Amity Planning  
Suite 103  
Creative Quarter  
Cardiff  
CF10 1AF

**Date: 10/08/2020**  
**Our Ref: PPA0005026**

Dear Mr Wilks,

**Grid Ref: 305154 206441**

**Site Address: Former St Tydfil's Hospital, Upper Thomas Street, Merthyr Tydfil**

**Development: 2D - demolition of remaining buildings and south block main building. Alteration, extension and conversion of retained main block create 7 apartments and dwelling house. Construction 62 new dwellings (31 affordable).**

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, 22/07/2020, as per the requirements of Article 2E.

Having reviewed the details submitted we would advise there is no objection to the proposed development. We note that the proposal relates to 70 no. residential units at the former St. Tydfil's Hospital and acknowledge that the site is allocated (Ref: SW3.21) within the Local Development Plan (LDP) for 50 no. units. Please note, however, this proposal comprises an increase to the LDP allocation. We offer the following standing advice which takes account of an additional 20 no. units and should be taken into account within any future planning application for the development:

## **SEWERAGE**

## **ASSET PROTECTION**

We can advise that our records indicate that the proposed development site is crossed by public sewers, with the approximate position being marked on the attached Statutory Public Sewer Record Plan. The position of these assets shall be accurately located and marked out on site before works commence and no operational development shall be carried out within 3m either side of the centreline of the sewer.

## **SEWERAGE AND SEWAGE TREATMENT**

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the 225mm public combined sewer at or between manholes SO05060307 and SO0506304 as indicated on the extract of public sewer record provided.

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

## **WATER SUPPLY**

A water supply can be made available to service this proposed development. Initial indications are that a connection can be made from the 3" diameter watermain in NGR 305102,206532. The cost of providing new on-site watermains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application.

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](mailto:developer.services@dwrcymru.com)



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

We welcome correspondence in  
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y  
Gymraeg neu yn Saesneg

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,



**Owain George**  
**Planning Liaison Manager**  
**Developer Services**

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



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

We welcome correspondence in  
Welsh and English

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Wales no 2366777. Registered office: Pentwyn Road,  
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y  
Gymraeg neu yn Saesneg

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



Dŵr Cymru  
Welsh Water

PPA0005026



#### LEGEND(Representative of most common features)

|  |                                                           |  |                                                       |
|--|-----------------------------------------------------------|--|-------------------------------------------------------|
|  | Foul chamber                                              |  | Outfall                                               |
|  | Surface water chamber                                     |  | Lampole                                               |
|  | Combined chamber                                          |  | Storm Overflow                                        |
|  | Combined sewer overflow                                   |  | Rising main                                           |
|  | Special purpose chamber                                   |  | Gravity sewer                                         |
|  | Treatment works                                           |  | Private sewer                                         |
|  | Pumping station                                           |  | Private sewer subject to Sect. 104 adoption agreement |
|  | NB: Sewer symbol colour indicates the type.               |  | Private Sewer Transfer                                |
|  | RED - Combined                                            |  | Lateral Drain                                         |
|  | GREEN - Surface Water                                     |  | Inspection Chamber                                    |
|  | BROWN - Foul                                              |  |                                                       |
|  | Purple - Former S24 sewers (for indicative purposes only) |  |                                                       |

#### Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cylinddydd (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and is not warranted as to its correctness in the event of excavations or other works made in the vicinity of the Company's apparatus. The error of location of apparatus is liable to vary and any excavations made entirely on your. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 103 and 109 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not include the existence of water mains, surface water drains, lateral drains or other apparatus and any excavations made entirely on your. It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS  
TO BE DETERMINED ON SITE.**

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Map Ref: 305127.206454  
Map scale: 1:1750  
Printed by: Gough Jasmin  
Printed on: 10 Aug 2020