



Planning Division
Merthyr Tydfil County Borough Council
Unit 5
Triangle Business Park
Pentrebach
Merthyr Tydfil

Eich cyf / Your ref P/25/0165

Ein cyf / Our ref 25/SW-7702

03 November 2025

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012:**

Former Hoovers Site Pentrebach Road Pentrebach

Demolition, ground reclamation and remediation and outline planning application with all matters reserved (except for the main access points) for the comprehensive redevelopment of the former Hoover site to create a new neighbourhood, including up to 441 new homes, 1.5 hectares of employment land (including B1 (business), B2 (general industrial), B8 (storage and distribution) and sui generis uses), community hub (including A1 (shops), A2 (financial and professional services) A3 (food and drink), B1 (business), D1 (non-residential institutions) and sui generis uses, community heat hub, metro station and transport hub (including transport interchange and parking), a network of open spaces (including parkland, active travel routes, areas for informal recreation and SUDS attenuation features) together with associated works, including improvement/works to the highway network.

I refer to your consultation of 13/10/2025 regarding the above planning application. The Welsh Government as highway authority for the A4060 trunk road, acknowledges and appreciates the applicant's response provided in relation to our pre-application advice. Following review of the submitted Transport Assessment (TA), we note that the proposals are forecast to result in a reduction in overall vehicle movements, including a decrease in peak hour flows (in the majority) and a significant reduction in HGV traffic compared to the site's historic lawful use. We therefore direct that any permission granted by your authority shall include the following conditions:

- 1) No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved by both the Local Planning Authority in consultation with Welsh Government (Transport), as Overseeing Organisation for the Strategic Road Network (SRN) in Wales. The CTMP shall detail (as a minimum);
 - a. The expected trip generation for the construction period,



- b. How the movement of construction traffic to and from the site will be managed, to minimise any disruption to the free flow of the trunk road during the construction phase of the works and
- c. Construction vehicle routeing plans on appropriately scaled drawings for all construction traffic.

The above conditions are included to maintain the safety and free flow of trunk road traffic.

Yours faithfully

Rhodri Thomas



BUDDSODDWR MEWN Pobl
INVESTOR IN PEOPLE

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