



LRM
PLANNING
LIMITED

LAND AT SPRINGFIELD RISE, TREHARRIS

PRE-APPLICATION CONSULTATION REPORT

Prepared by LRM Planning Limited
on behalf of Holbrook Homes and Merthyr Tydfil Housing
Association

December 2021



Report Control

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1 Introduction

- 1.1 This Pre-Application Consultation Report has been prepared on behalf of Holbrook Homes and Merthyr Tydfil Housing Association to accompany a full planning application for residential development forming 23no. affordable dwellings and associated works including sustainable drainage, access, diversion of existing Public Right of Way and completion of existing estate road at Springfield Rise, Treharris. A site location plan is included at appendix 1.
- 1.2 This report, and the consultation process, has been carried out in accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, and latterly, the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment Order"), which came into force on 19th May 2020 and subsequently extended on the 18th September 2020 and again on the 9th January 2021. The process begun during the period which the temporary procedures applied, which was until the 8th October 2021 and is in accordance with legislation. Specifically, the report complies with the requirement for major development (in this case, a development of 10 dwellings or more) to carry out a pre-application consultation ("PAC") exercise with the local community, stakeholders and specialist consultees.
- 1.3 Due to the process having begun during which the temporary procedures applied until the 8th October 2021.
- 1.4 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.



2 Statutory Pre-Application Consultation requirements

- 2.1 This Pre-Application Consultation Report has been prepared in line with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 and the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, which came into force on 19th May 2020 and was in place when consultation began. A summary of the key requirements of this is provided here, with specific reference to instances where the Amendment Order differs from the 2016 Order.

Display of site notices

- 2.2 The applicant must display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development. It is at the discretion of the applicant if the consultation period is to last longer than 28 days.

Publication of draft planning application

- 2.3 The applicant must make the draft planning application information available online and, under the Amendment Order provide a contact telephone number to enable those without internet access to discuss the proposed development directly and request hard copies of documents to be sent to them. This was put in place in the absence of libraries being open to the public where those without internet access at home could view the relevant documents. The draft planning application information must include draft planning application forms; scaled site location plan; all other scaled plans (site layout, floor plans, elevations); Design and Access Statement; and any information that would be needed in order to comply with any local validation requirements of the Local Planning Authority.

Advertisement to interested local persons and specialist consultees

- 2.4 The applicant must write to any owner or occupier of any land adjoining the land to which the proposed application relates. It is at the discretion of the applicant as to whether this advertisement extends beyond the mandatory requirements. The applicant must also consult 'community consultees' (local/community and Ward Councillors); and 'specialist consultees'. Specialist consultees comprise 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. Within this list, the applicant must identify the relevant specialist consultees depending on the site and its context.

Summary of responses received

- 2.5 The applicant must review and summarise the responses received from all persons and bodies consulted during the statutory 28-day period.



Resulting actions from responses received

- 2.6 The applicant must provide comments as to how each response received from consultees has been addressed through the application.



3 Methodology

- 3.1 The requirements of both the 2016 Order and the Amendment Order were adhered to through the Pre-Application Consultation process. The following paragraphs outline the methodology that LRM Planning has undertaken on behalf of the applicant in respect of the proposed residential development at the Springfield Rise, Treharris. The consultation period ran between Monday 4th October 2021 and Monday 1st November 2021.

Display of site notices

- 3.2 Bilingual site notices were produced and displayed at prominent and visible locations within the site and on the site boundaries.
- 3.3 The site notices were erected on Monday 4th October 2021 and were retained in place until Monday 1st November 2021. Copies of the site notices are available at appendix 2, and a map and photographs showing the location of the displayed site notices is available at appendix 3. A declaration of the posting of the site notices is supplied at appendix 4.

Publication of draft planning application

- 3.4 On Monday 4th October 2021, LRM Planning, as the applicant's agent, displayed a draft planning application package on its website (www.lrmplanning.com), which was made available for in excess of the statutory 28-day consultation period. The information displayed on the LRM Planning website comprised the following:

- Draft Planning Application Forms
- Design and Access Statement
- Landscape Specification & Management Plan
- Phase 1 Ecological Survey
- Reptile Survey
- Tree Survey
- Drawings:
 - Site Location
 - Proposed Site Layout
 - Street Scenes
 - Walk Up Flats Block A Plans and Elevations
 - Walk Up Flats Block B Plans and Elevations
 - House Type A - Floor Plans, Schedules and Elevations
 - House Type B - Floor Plans, Schedules and Elevations
 - House Type C - Floor Plans, Schedules and Elevations
 - House Type D - Floor Plans, Schedules and Elevations
 - Detailed Soft Landscape Proposals
 - Engineering Layout
 - Topographical Survey
 - Tree Constraints Plan



Advertisement to interested local persons and specialist consultees

- 3.5 The publicity to neighbours comprised a letter-drop to some 43 addresses, which included all adjoining landowners and additional properties identified by the development team.
- 3.6 A copy of the leaflet and notice issued to local owners and occupiers of the surrounding dwellings/land is provided at appendix 5. A map of the surrounding area, showing the extent of the letter drop, is displayed at appendix 6.
- 3.7 An email and attached notice were issued to the following persons in their roles as Ward Councillors for the locality:
- **Councillors Ernie Galsworthy, Gareth Richards and Ian Thomas**, as ward councillors for Treharris, the Ward in which the site lies.
- 3.8 A copy of the email issued to Ward Councillors is provided at appendix 7.
- 3.9 An email and Notice were also issued to the following bodies in their roles as identified specialist consultees or adjoining landowners, in accordance with the requirements listed in the table under schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016:
- **Merthyr Tydfil County Borough Council Highways Authority** – as the development involves the formation or alteration of a means of access to a highway; and as an adjoining landowner.
 - **Dŵr Cymru Welsh Water** – as the water and sewerage undertaker concerned and the development involves new residential development.
 - **Cadw** – as the site measures over 0.5ha and lies within 2km of a scheduled monument in the form of Merthyr Tramroad: Pont y Gwaith section and associated bridges, 1km south and 1.2km east of the site; and Tir Lan round barrow cemetery 1.75km north of the site.
 - **The Coal Authority** – as the development lies within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining.
- 3.10 A copy of the emails issued to specialist consultees is provided at appendix 8.



4 Statutory Pre-Application Consultation results

4.1 During the consultation period, the responses received can be summarised as follows:

- Five responses were received from local residents and interested parties.
- One response was received from Local Councillors.
- Responses were received from four specialist consultees in the form of Cadw, Dŵr Cymru Welsh Water (DCWW), Highways Authority and The Coal Authority.

Local residents' comments

4.2 There were a total of five comments received from local residents and interested parties. The table below has sought to summarise and group the main themes of comments received.

Comment	Number of responses
Existing estate road	
Query whether the proposed development will improve the existing estate road.	2 & 1 Local Councillor
Design	
Comment that the proposed apartment building is out of keeping with the local area.	2 & 1 Local Councillor
Proposed housing mix	
Refer that the original intention was for executive homes to be built on site.	2
Disappointment that the proposal comprises predominantly of flats.	1
Comment that there is a disproportionate number of one-bedroom flats and seek more two-bedroom flats.	1 Local Councillor
Public Rights of Way	
Query the proposal to divert the existing Public Rights of Way.	1
Noted that Merthyr Tydfil County Borough Council refused the application to divert the public right of way in 2007, resulting in part to the existing roads, drainage and pavements not being completed.	1
Amenity	
Query the distance between the proposal and boundary wall of 20 Springfield Rise.	2



Seek confirmation that the proposed development will not impact light and privacy of neighbouring dwellings.	1
Clarification of the proposed height of the north-eastern boundary wall.	1
Other	
Concern regarding the siting of the bin store because of concerns it may attract vermin.	1
Query whether the parcel of land to the north-east of the site will remain undeveloped.	1
Query whether any age restrictions will be imposed on the proposed development.	1 Local Councillor
Query how Merthyr Tydfil Housing Association will provide community benefits from the proposed development.	1 Local Councillor
Seek reassurance that construction will cause minimal disruption.	1
Request supporting documents to be sent to home address.	1
Comment that the planning history section of the Design and Access Statement is incomplete as it does not refer to planning permission for a dwelling on land adjacent to 18 Springfield Rise.	1
Non-material considerations	
Comment that the proposed development would negatively impact house prices.	1
Comment that the proposed development will impact the safety of existing homes.	1

Statutory bodies' responses

- 4.3 **Cadw** had no comments to make on the proposal as it was considered unlikely that there would be any effect on the setting of either the scheduled monument or the registered historic park and gardens in the vicinity due to the intervening topography, buildings and vegetation.
- 4.4 **Dŵr Cymru Welsh Water (DCWW)** offered no objection to the proposed development and sought to make the applicant aware of the regulations regarding sustainable drainage as outlined in Schedule 3 of the Flood and Water Management Act 2010, which requires the applicant to obtain sustainable drainage approval in respect of the proposed development. It was concluded that foul water flows can be accommodated within the public sewerage system.
- 4.5 They also advised that there are no problems envisaged with the Waste Water Treatment



Works for the treatment of domestic discharges from the site. In addition, DCWW confirmed that a water supply can be made available to service the proposed development.

- 4.6 DCWW advised that the site is crossed along the south-eastern boundary by two watermain which is within the existing access road. A 3m easement was stated as being required to the 90mm main and 4.75m easement required from the centre line of the 225mm main.
- 4.7 **Merthyr Tydfil County Borough Council Highways Authority** advised that the nearest adopted highway is the highway linking Twynygarreg to Cilhaul and noted that all roads within the existing development are privately maintained. The privately maintained highway is uncompleted and in various states of disrepair. The applicant was reminded that the original developer initiated a s38 highway adoption agreement which was never completed, however the highway could be adopted in the future subject to highways satisfying current highway criteria including funding all necessary works. It was recommended that adoption should include the unadopted highway through the existing development to tie up with the existing adopted highway network.
- 4.8 Details of the proposal to connect to the adopted highway including gradients, radii, widths, construction materials, drainage, no storm water to discharge on to the adopted highway and street lighting are required and will need to satisfy current Merthyr Tydfil County Borough Council highway design criteria.
- 4.9 Car parking provision was accepted and the additional traffic movements likely to be generated were not considered excessive.
- 4.10 The applicant was also reminded that earth retaining structures in excess of 1m will require calculations for approval before site works commence. Additionally, the ground conditions need to be evaluated in advance of foundation design, due to past mining history of the locality.
- 4.11 **The Coal Authority** confirmed that, whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority. Therefore, there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at this site.
- 4.12 Accordingly, there is no requirement for the applicant to submit a Coal Mining Risk Assessment in support of the formal planning application.
- 4.13 Copies of the response from Local Councillor is included at appendix 9 and the responses from Cadw, DCWW, Highways Authority and The Coal Authority are included at appendix 10.



5 The applicant's response

- 5.1 As required by the legislation governing the pre-application consultation, this section summarises the comments received, and provides the Applicant's response to each.

Local residents / interested parties

Existing estate road

Nature of comment | 2/5 local resident/interested party comments; 1/1 Local Councillor comment: Query whether the proposed development will improve the existing estate road.

- 5.2 **Applicant's response:** The intention is to improve estate roads within Springfield Rise to adoptable standards. This has been an ongoing issue for existing residents and one of the key objectives for the applicant is to ensure that the development finishes off the estate roads.

Design

Nature of comment | 2/5 local resident/interested party comments; 1/1 Local Councillor comment: Comment that the proposed apartment building is out of keeping with the local area.

- 5.3 **Applicant's response:** The design objective for the client and team has been to make the most efficient use of the previously developed site, which is particularly constrained due to levels, size, shape, relationship to boundaries etc. The proposed design has been reached with a view to improving the streetscene, not least through siting the proposed apartment building at the most prominent aspect of the site, adjacent to the site entrance on the lower level of the site. The intention is to utilise the underbuild of land to provide a positive street frontage avoiding the usual unfriendly large retaining walls that are evident within the vicinity. Utilising the underbuild provides a more attractive and active frontage and is a more efficient way of using the development as a retaining feature. In looking at the scale the team have reviewed the large detached dwellings to the east which are on a par with the apartment building in height given the large amount of underbuild at the rear of the plots.
- 5.4 Following further review of the design, engaging in further discussion with the Authority it was agreed to review the design of the apartment building (Block A). As a result of the amendments the block has been reduced in scale with the eaves and ridge of the units being reduced below that of block B (front/southern elevation). As a result the top floor accommodation of block A is situated within the roof void of the building. Other changes to the design of this block, including fenestration changes and changes to the siting, have been made to ensure the units comply with relevant space and amenity standards. Furthermore, the changes have allowed for additional floor space to be created allowing a change in the mix of accommodation with less one bedroom and more two bedroom units proposed. The overall number of units remains the same.



Proposed housing mix

Nature of comment | 2/5 local resident/interested party comments; 0/1 Local Councillor comment: Refer that the original intention was for executive homes to be built on site.

Nature of comment | 1/5 local resident/interested party comments; 0/1 Local Councillor comment: Disappointment that the proposal comprises predominantly of flats.

Nature of comment | 0/5 local resident/interested party comments; 1/1 Local Councillor comment: Comment that there is a disproportionate number of one-bedroom flats and seek more two-bedroom flats.

- 5.5 **Applicant's response:** The applicant has sought to provide a range and mix of house types and sizes to meet the broad range of needs of the community with a mix of one-, two-, three- and four-bedroom homes proposed. The largest proportion of units are one bedroom apartment, but this accounts for this size accommodation being in the highest need within the local area. Following a review of the design, the apartment building now comprises 10 one-bedroom and four two-bedroom walk-up flats instead of 14 one-bedroom flats. Additionally, it should be noted that aside from apartments, the next highest provision is for two-bedroom houses with six proposed. In short, the mix of homes proposed reflects the identified needs of the area.

Public Rights of Way

Nature of comment | 1/5 local resident/interested party comments; 0/1 Local Councillor comment: Query the proposal to divert the existing Public Rights of Way.

Nature of comment | 1/5 local resident/interested party comments; 0/1 Local Councillor comment: Noted that Merthyr Tydfil County Borough Council refused the application to divert the public right of way in 2007, resulting in part to the existing roads, drainage and pavements not being completed.

- 5.6 **Applicant's response:** The Public Right of Way (PRoW) which runs through the site is to be maintained with formal diversion of the route required upon grant of planning permission. The comment relating to the refused application is noted, however was not raised as a concern by the Authority during pre-application discussions and would not prevent the applicant from pursuing such permission in the future.

Amenity

Nature of comment | 2/5 local resident/interested party comments; 0/1 Local Councillor comment: Query the distance between the proposal and boundary wall of 20 Springfield Rise.

Nature of comment | 1/5 local resident/interested party comments; 0/1 Local Councillor comment: Seek confirmation that the proposed development will not impact light and privacy of neighbouring dwellings.

Nature of comment | 1/5 local resident/interested party comments; 0/1 Local Councillor



comment: Clarification of the proposed height of the north-eastern boundary wall.

- 5.7 **Applicant's response:** There is approximately 17m between the proposed apartment building and the boundary wall of 20 Springfield Rise, with approximately 27m between both buildings and a 1.8m boundary treatment will line the north-eastern boundary.
- 5.8 The position and orientation of the apartments has been carefully considered so as to minimise any potential for overlooking or overbearing of neighbouring properties adjacent. It is located away from existing properties, with highway and car parking area to the rear of Springfield Rise dwellings ensuring no overlooking concerns arise.

Bin store

Nature of comment | 1/5 local resident/interested party comments; 0/1 Local Councillor comment: Concern regarding the siting of the bin store because of concerns it may attract vermin.

Applicant's response: The proposed refuse store has been cited in an accessible position both in terms of proximity of the apartments for residents and also to the highway for collection of material. The stores will be secure and well ventilated providing access to wheelie bins for refuse and boxes/bays for recycling materials and food waste, in line with the LPA's recycling policy. It is therefore considered that these measures will deter the attraction of vermin.

Adjoining land

Nature of comment | 1/5 local resident/interested party comments; 0/1 Local Councillor comment: Query whether the parcel of land to the north-east of the site will remain undeveloped.

- 5.9 **Applicant's response:** The vacant area of land on the adjacent parcel of land to the north-east is subject to a separate planning application for a four-bedroom detached house, referenced P/21/0260. The application is currently being decided.

Age restrictions

Nature of comment | 0/5 local resident/interested party comments; 1/1 Local Councillor comment: Query whether any age restrictions will be imposed on the proposed development.

- 5.10 **Applicant's response:** The units are targeting general needs housing so there is not any restrictions or focus regarding age of occupants.

Community benefits

Nature of comment | 0/5 local resident/interested party comments; 1/1 Local Councillor



comment: Query how Merthyr Tydfil Housing Association will provide community benefits from the proposed development.

- 5.11 **Applicant's response:** MTHA and its contractors are committed to delivering wider community benefits when developing new affordable homes in area and would seek to actively engage with local Ward Members and local schools to identify suitable projects that might bring benefit. In addition, MTHA have a proven track record in this sphere as evidenced in their work in and around the development at East Street in Dowlais as well as with the local primary school in Pant in relation to their Bryniau Road development. Finally, both MTHA and Holbrook have dedicated staff members working on such community benefits and these resources will be deployed in working with the community on suitable ideas.

Construction

Nature of comment | 1/5 local resident/interested party comments; 0/1 Local Councillor comment: Seek reassurance that construction will cause minimal disruption.

- 5.12 **Applicant's response:** Construction traffic, dust, noise, and any other construction impact considerations can be dealt with via an appropriately worded condition to be imposed by the Local Authority, if deemed appropriate, requiring the submission of a Construction Management Plan.

Request for documents

Nature of comment | 1/5 local resident/interested party comments; 0/1 Local Councillor comment: Request supporting documents to be sent to home address.

- 5.13 **Applicant's response:** Documents were posted within the first two weeks of the consultation period.

Design and Access Statement

Nature of comment | 1/5 local resident/interested party comments; 0/1 Local Councillor comment: Comment that the planning history section of the Design and Access Statement is incomplete as it does not refer to planning permission for a dwelling on land adjacent to 18 Springfield Rise.

- 5.14 **Applicant's response:** The planning history section of the report relates to the site itself. The application referenced is noted.

Non-material considerations

Nature of comment | 1/5 local resident/interested party comments; 0/1 Local Councillor comment: Comment that the proposed development would negatively impact house prices.



Nature of comment | 1/5 local resident/interested party comments; 0/1 Local Councillor comment: Comment that the proposed development will impact the safety of existing homes.

- 5.15 **Applicant's response:** The above matters are not material planning considerations. Both are unfounded opinions based on conjecture and not material planning considerations.

Cadw

- 5.16 Cadw had no comments to make on the proposal as it was considered unlikely that there would be any effect on the setting of either the scheduled monument or the registered historic park and gardens in the vicinity.
- 5.17 **Applicant's response:** Cadw's response is noted and requires no action.

Dŵr Cymru Welsh Water

- 5.18 DCWW recommend that site layout takes into account the location of the assets crossing the site.
- 5.19 DCWW also sought to make the applicant aware of the need to engage with the Statutory Approving Body (SAB) at Merthyr Tydfil County Borough Council to agree a Sustainable Drainage (SuDS) strategy.
- 5.20 **Applicant's response:** The scheme has provided an easement to assets crossing the site and the development team has engaged the council to seek to agree a SuDS strategy which has been developed holistically with the scheme and will be subject to a separate process of approval.

Merthyr Tydfil County Borough Council Highways Authority

- 5.21 The Highways Authority advised that the existing estate road is privately maintained, however the highway could be adopted in the future subject to highways satisfying current highway criteria. Car parking provision and additional traffic movements were accepted.
- 5.22 The applicant was also reminded that earth retaining structures in excess of 1m will require calculations for approval before site works commence. Additionally, the ground conditions need to be evaluated in advance of foundation design, due to past mining history of the locality.
- 5.23 **Applicant's response:** The response requires no action on the applicant's behalf as it is expected that detailed highway design can be conditioned and addressed under the technical approvals.

The Coal Authority

- 5.24 The Coal Authority confirmed that the proposed development is located outside the Development High Risk Area as defined by the Coal Authority. Accordingly, there is no requirement for the applicant to submit a Coal Mining Risk Assessment in support of the formal planning application.



5.25 **Applicant's response:** The Coal Authority's response is noted and requires no action.



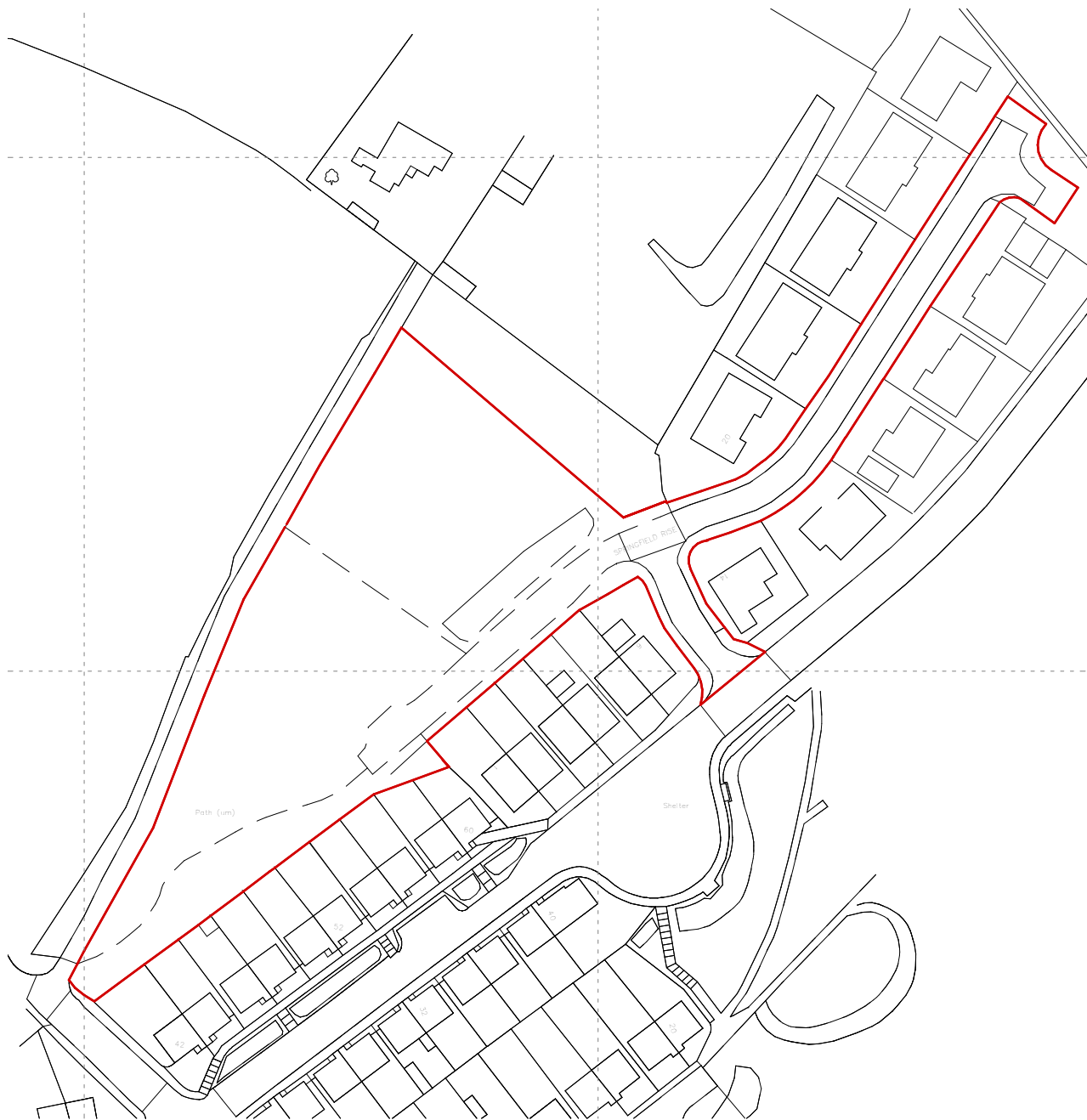
6 Conclusion

- 6.1 This Pre-Application Consultation Report is submitted as part of a full planning application for a residential development forming 23no. affordable dwellings and associated works including sustainable drainage, access, diversion of existing Public Right of Way and completion of existing estate road at Springfield Rise, Treharris. 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.
- 6.2 It has been demonstrated herein that the applicant has undertaken all measures necessary to comply with the guidance.
- 6.3 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.
- 6.4 The finalised proposals that form part of the planning application are therefore the result of an iterative process that has sought to engage the local community. It is also asserted that the development is entirely appropriate given its context, and for these reasons, as well as the justification in other supporting documents, it is considered that Merthyr Tydfil County Borough Council should recommend the approval of this planning application.

LRM Planning
December 2021



Appendix 1 – Site Location Plan



Site Area: 0.685 hectares

— denotes Site Boundary

All site & ownership boundaries to be confirmed by client.

P2	Issued for Technical Scrutiny.	HJ	AL	28.09.21
P1	Issued for comment.	HJ	AL	26.03.21
Rev.	Description	Drawn	Check	Date

PRELIMINARY

pentan
architects

22 Cathedral Road
Cardiff CF11 9LJ

t. 029 2030 9010
info@pentan.co.uk

Project

Springfield Rise

Client

Holbrook Construction

Drawing Title

Site Location Plan

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
3845	PEN	XX	XX	DR	A	0001	S2	P2

Scale

As indicated @ A4

Date

March' 21

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise



Appendix 2 – Site Notice

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G

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

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.

Proposed development at: Land at Springfield Rise, Treharris

I give notice that: Holbrook Homes and Merthyr Tydfil Housing Association

Is intending to apply for planning permission for: Proposed residential development forming 23no. affordable dwellings and associated works including sustainable drainage, access, diversion of existing Public Right of Way and completion of existing estate road.

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents.

Online at: <http://lrmplanning.com/public-consultation/>

If you are unable to access the documents electronically you may request copies of this information by emailing: admin@lrmplanning.com

Or by telephoning the applicant on: 02920 349 737

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at:

Email: admin@lrmplanning.com

Address: LRM Planning, 22 Cathedral Road, Cardiff, CF11 9LJ

All responses must be received by: Monday 1st November 2021

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGLAU 2C a 2D FEL Y'W HADDASWYD GAN ERTHYGL 2G

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

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.

Datblygiad Arfaethedig yn: Tir ger Cefn Springfield, Treharris

Rwyf yn hysbysu bod: 'Holbrook Homes' and Cymdeithas Dai Merthyr Tydfil

Yn bwriadu gwneud cais am ganiatâd cynllunio er mwyn: Caniatâd cynllunio llawn i ddatblygu 23 annedd fforddiadwy a gwaith cysylltiedig gan gynnwys draenio cynaliadwy, mynediad, dargyfeirio Hawliau Tramwy Cyhoeddus a cwblhau ffordd stad bresennol.

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein yn: <http://lrmplanning.com/public-consultation/>

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon drwy e-bostio: admin@lrmplanning.com

Neu drwy ffonio'r ceisydd ar: 02920 349 737

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglun â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn:

Cyfeiriad e-bost: admin@lrmplanning.com

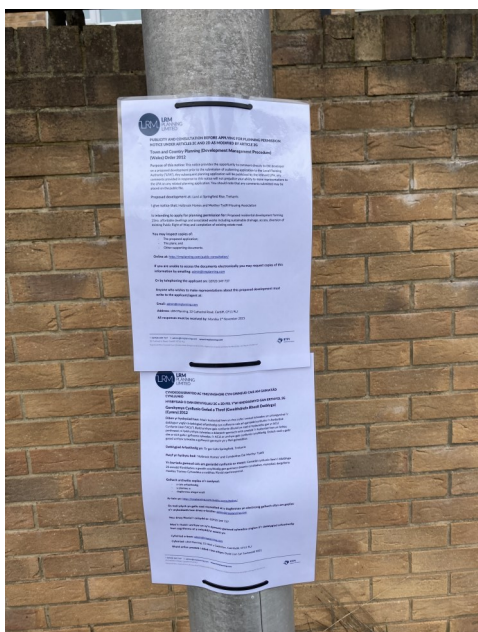
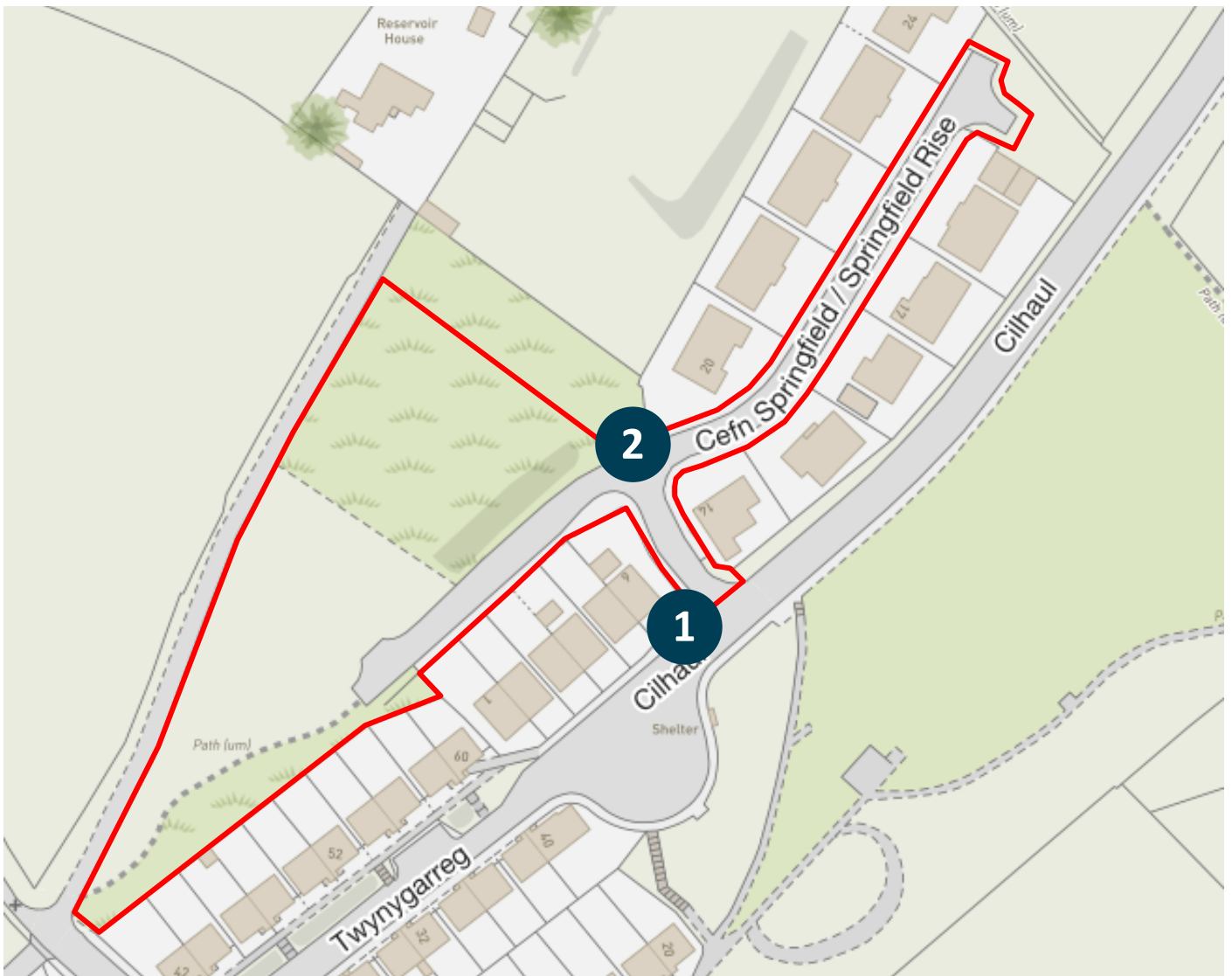
Cyfeiriad: LRM Planning, 22 Heol y Gadeirlan, Caerdydd, CF11 9LJ

Rhaid anfon ymateb i ddod i law erbyn: Dydd Llun 1af Tachwedd 2021



Appendix 3 – Photographs and aerial map of locations for display of Site Notices

Photographs and aerial map of locations for display of Site Notices



1. Entrance off Cilhaul



2. Junction of Springfield Rise



Appendix 4 – 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:	LRM Planning Ltd.
On behalf of:	Holbrook Homes and Merthyr Tydfil Housing Association
Has correctly displayed bilingual site notices on site at:	Land at Springfield Rise, Treharris
Advising interested parties of the intention to develop the site in respect of:	Proposed residential development forming 23no. affordable dwellings and associated works including sustainable drainage, access, diversion of existing Public Right of Way and completion of existing estate road.
On:	Monday 4 th October 2021
For a period of:	No less than 28 days
Declaration made by:	Rhys Jones, Planner, LRM Planning

For more details, including number of site notices and location of displayed site notices, please see accompanying Pre-Application Consultation Report.



Appendix 5 – Copy of leaflet and Notice issued to local owners and occupiers

Date: 4th October 2021
Our Ref: SC/20.182

Owner or Occupier

Dear Sir or Madam,

**Publicity and Consultation Before Applying for Planning Permission Notice Under Articles 2C and 2D as Modified by Article 2G
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Proposed residential development forming 23no. affordable dwellings and associated works
including sustainable drainage, access, diversion of existing Public Right of Way and
completion of existing estate road.
Land at Springfield Rise, Treharris**

LRM Planning is acting as planning agent to Holbrook Homes and Merthyr Tydfil Housing Association in respect of a proposed development outlined above on land at Springfield Rise, Treharris. We are writing to you as a near neighbour of the site to provide the enclosed notice, which gives you the opportunity to comment directly to the applicant, prior to the formal planning application being made to the Local Authority.

The draft planning application, including full set of drawings, can be viewed by visiting <http://lrmplanning.com/public-consultation/> and then the link for 'Land at Springfield Rise, Treharris'. Alternatively, visit the LRM homepage (www.lrmplanning.com) and click on 'Public Consultations', via the menu in the top left-hand corner of the screen. Should you wish to comment, please contact LRM Planning via the email or postal addresses provided below, or the feedback form on the website.

We will endeavour to assist should any interested party have any difficulty viewing the draft documentation and engaging in this process. We recommend that queries are directed to LRM Planning via telephone, or email, details below.

Following the consultation period of 28 days, the comments received during the consultation period will be reviewed, considered and responded to, in the form of a Pre-Application Consultation Report that will accompany the planning application. The planning application will be submitted to Merthyr Tydfil County Borough Council for consideration soon thereafter. The deadline for comments on this application is Monday 1st November 2021. **You will have an opportunity to comment directly to the Local Authority once the application is submitted.**

Yours faithfully,

LRM Planning Ltd

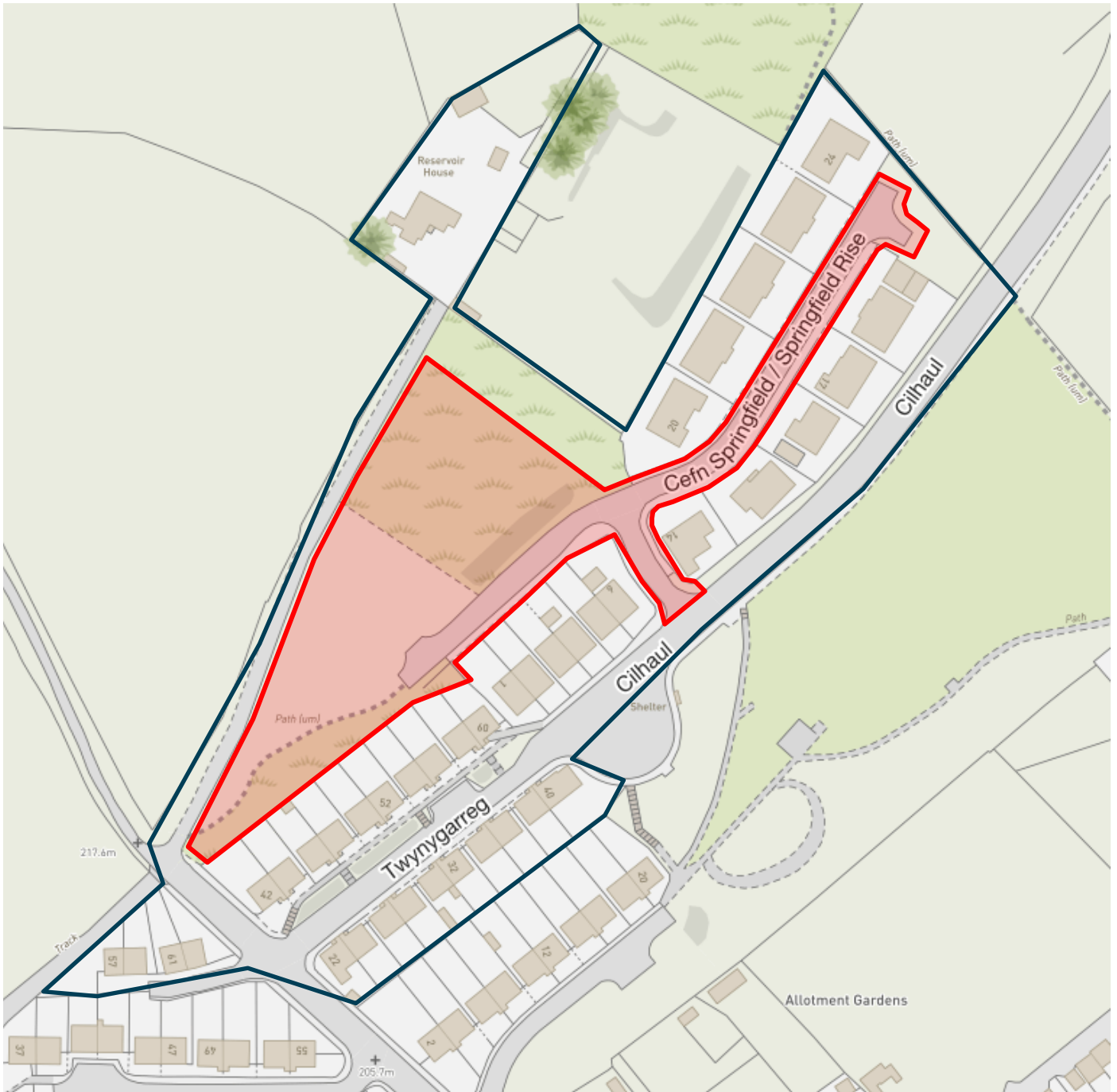
*Os hoffwch fersiwn Cymraeg o'r lythr hon, cysylltwch ag
LRM Planning, os gwelwch yn dda*

*Should you require a Welsh language version of this letter,
please contact LRM Planning*



Appendix 6 – Map of surrounding streets showing extent of letter drop

Map of surrounding streets showing extent of letter drop





Appendix 7 – Copy of correspondence and Notice issued to Councillors

From: [Rhys Jones](#)
To: ["ernie.galsworthy@merthyr.gov.uk"](mailto:ernie.galsworthy@merthyr.gov.uk); ["gareth.richards1@merthyr.gov.uk"](mailto:gareth.richards1@merthyr.gov.uk); ["ian.thomas@merthyr.gov.uk"](mailto:ian.thomas@merthyr.gov.uk)
Cc: [Sam Courtney](#)
Subject: Land at Springfield Rise, Treharris - Pre-Application Consultation
Date: 04 October 2021 13:44:45
Attachments: [211004 Pre-app consultation letter.pdf](#)
[image001.gif](#)
[211004 Pre-Application Consultation Notice.pdf](#)

Dear Councillors,

I am contacting you as part of the mandatory Pre-Application Consultation (PAC) exercise on planning applications for major development. This notice comprises a formal invitation to provide Pre-Application Consultation comments.

This relates to a planning application for a proposed residential development forming 23no. affordable dwellings and associated works including sustainable drainage, access, diversion of existing Public Right of Way and completion of existing estate road.

For transparency, this email is addressed to the following persons:

- **Councillors Ernie Galsworthy, Gareth Richards and Ian Thomas**, as ward councillors for Treharris, the Ward in which the site lies.

The formal notice attached provides information about the proposals and gives details on how to view the draft planning application, which is now available for viewing on our website at www.lrmplanning.com, and includes drawings, draft planning application forms and draft Design & Access Statement, along with an array of other supporting documents.

To access this information, please follow the menu on the blue bar on the left-hand side of the webpage, click on 'Public Consultation', and then on the '*Land at Springfield Rise, Treharris*'.

The formal consultation begins on Monday 4th October 2021 and runs for 28 days until Monday 1st November 2021. In accordance with the requirements of article 2E of the amended Order, any response you wish to make must be received by this date.

Our advertisement of this development to neighbours is via display of site notice(s) and letter drop. The letter drop extends to the properties immediately adjoining and facing the development site and a number of properties in the surrounding area. You are of course more than welcome to inform residents beyond the immediate confines of the site, as you deem appropriate, who may also submit comments via the same means.

In addition, should you find it useful to discuss with members of the development team to discuss the proposals, please either email back or call on either of the below numbers, and we will seek to find a mutually convenient date.

If you have any queries, please do not hesitate to contact me on the details provided below.

Thanks | Diolch

Rhys Jones Planner | Cynlluniwr

BSc (Hons) MSc

[LRM Planning Covid-19 Statement](#)

t: 02920 349737 m: 07917 907901

website | gwefan: lrmplanning.com

twitter: @lrmplanning

Correspondence Address | Cyfeiriad Gohebiaeth: 22 Cathedral Road, Cardiff CF11 9LJ

Registered Address | Cyfeiriad Cofrestiedig: Nyewood Court, Brookers Road, Billingshurst RH14 9RZ

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Appendix 8 – Copies of correspondence and Notice issued to specialist consultees

From: [Rhys Jones](#)
To: planningconsultation@coal.gov.uk; Highways.customer@merthyr.gov.uk; Cadwplanning@gov.wales; [NDC Planning](#)
Cc: [Sam Courtney](#)
Subject: Land at Springfield Rise, Treharris - Pre-Application Consultation
Date: 04 October 2021 13:44:19
Attachments: [211004 Pre-Application Consultation Notice.pdf](#)
[image001.gif](#)

Dear Sir/Madam,

I am writing to you as a specialist consultee or adjoining landowner as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, to serve the attached notice. This notice comprises a formal request for Pre-Application Consultation comments under article 2D of the Order as Modified by Article 2G.

This relates to a planning application for a proposed development of proposed residential development forming 23no. affordable dwellings and associated works including sustainable drainage, access, diversion of existing Public Right of Way and completion of existing estate road.

For transparency, this email is addressed to the following bodies/persons in accordance with the requirements listed in the table under schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016:

- **Merthyr Tydfil County Borough Council Highways Authority** – as the development involves the formation or alteration of a means of access to a highway; and as an adjoining landowner.
- **Dŵr Cymru Welsh Water** – as the water and sewerage undertaker concerned and the development involves new residential development.
- **Cadw** – as the site measures over 0.5ha and lies within 2km of a scheduled monument in the form of Merthyr Tramroad: Pont y Gwaith section and associated bridges, 1km south and 1.2km east of the site; and Tir Lan round barrow cemetery 1.75km north of the site.
- **The Coal Authority** – as the development lies within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining.

The formal notice attached provides information about the proposals and gives details on how to view the draft planning application, which is now available for viewing on our website at www.lrmplanning.com, and includes drawings, draft planning application forms and draft Design & Access Statement, along with other supporting documents.

To access this information, please follow the menu on the blue bar on the left-hand side of the webpage, click on 'Public Consultation'.

The formal consultation begins on Monday 4th October 2021 and runs for 28 days until Monday 1st November 2021. In accordance with the requirements of article 2E of the amended Order, any response you wish to make must be received by this date.

If you have any queries, please do not hesitate to contact me on the details provided below.

Thanks | Diolch

Rhys Jones Planner | Cynlluniwr

BSc (Hons) MSc

[LRM Planning Covid-19 Statement](#)

t: 02920 349737 m: 07917 907901
website | gwefan: lrmp planning.com
twitter: @lrmp planning

Correspondence Address | Cyfeiriad Gohebiaeth: 22 Cathedral Road, Cardiff CF11 9LJ
Registered Address | Cyfeiriad Cofrestiedig: Nyewood Court, Brookers Road, Billingshurst RH14 9RZ

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Appendix 9 – Response from Local Councillor

From: [Richards, Gareth \(Councillor\)](#)
To: [Rhys Jones](#)
Subject: Fwd: Land at Springfield Rise, Treharris - Pre-Application Consultation
Date: 28 October 2021 12:55:35
Attachments: [211004 Pre-app consultation letter.pdf](#)
[211004 Pre-Application Consultation Notice.pdf](#)

Good afternoon Rhys,

Thank you for supplying. I have a few queries

Firstly relates to the number of one bedroom flats, seems to be out of proportion to the whole development. Would some two bedroom be considered.

Are there any age restrictions being imposed on the flats as at Meirion Williams Court another of MTHA sites in Treharris Ward

I'm not particularly endured to the design of the flats being three storey and from the plans are not in keeping with the existing properties in the vicinity

Are all the Estate Roads in the Springfield Rise being brought up to adoptable standard

I understand that MTHA have a considerable number of properties in the Treharris Ward are they prepared to give something back to the Community. Playground facilities are lacking in the Twynygarreg/ Cilhaul area is this something they would consider funding?

I look forward to hearing from you.

Regards,

Gareth

Cllr Gareth Richards
(Treharris Ward)
Tel Number 07968797776

From: Rhys Jones <rhysjones@lrmp planning.com>
Sent: Monday, October 4, 2021 1:44:46 PM
To: Galsworthy, Ernie (Councillor) <Ernie.Galsworthy@merthyr.gov.uk>; Richards, Gareth (Councillor) <Gareth.Richards1@merthyr.gov.uk>; Thomas, Ian (Councillor) <Ian.Thomas@merthyr.gov.uk>
Cc: Sam Courtney <samcourtney@lrmp planning.com>
Subject: Land at Springfield Rise, Treharris - Pre-Application Consultation

*****WARNING THIS IS AN EXTERNAL EMAIL*****

*****External attachment warning, although this email has been scanned for threats, please take extra care before opening attachments from unrecognised senders.*****

Dear Councillors,

I am contacting you as part of the mandatory Pre-Application Consultation (PAC) exercise on planning applications for major development. This notice comprises a formal invitation to



Appendix 10 – Responses from Dŵr Cymru Welsh Water, Merthyr Tydfil County Borough Council Highways Authority, Cadw and The Coal Authority.



Llywodraeth Cymru
Welsh Government

Plas Caeveur, Unit 57, Cefn Coed
Park, Namgarw, Cardiff, CF15 7QQ
Tel: 0300 025 6000
Email: cadw@gov.wales
gov.wales
0300 025 6000
cadw@gov.wales/cadw@llyw.cymru
www.cadw.gov.wales

LRM Planning Limited

By email: admin@lrmpanning.com

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

Llinell uniongyrchol
Direct line

Ebost
Email:

LC

27 October 2021

0300 0256004

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Proposed residential development forming 23no. affordable dwellings and associated works including sustainable drainage, access, diversion of existing Public Right of Way and completion of existing estate road, Land at Springfield Rise, Treharris

Thank you for your letter of 4 October inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

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

Our records show that there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

**GM270 Tir Lan round barrow cemetery
GM271 Coed Cae Round Cairns
GM272 Cefn Merthyr Round Cairns
GM359 Merthyr Tramroad: Pont y Gwaith section and associated bridges**

This planning application is for a residential development on land at Springfield Rise, Treharris.

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

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

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



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



The above scheduled monuments are located inside 3km of the proposed development but intervening topography, buildings and vegetation block all views between them. Consequently the proposed development will have no impact on the settings of these scheduled monuments.

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

Yours sincerely,

Laura Cooper
Diogelu a Pholisi / Protection and Policy

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.