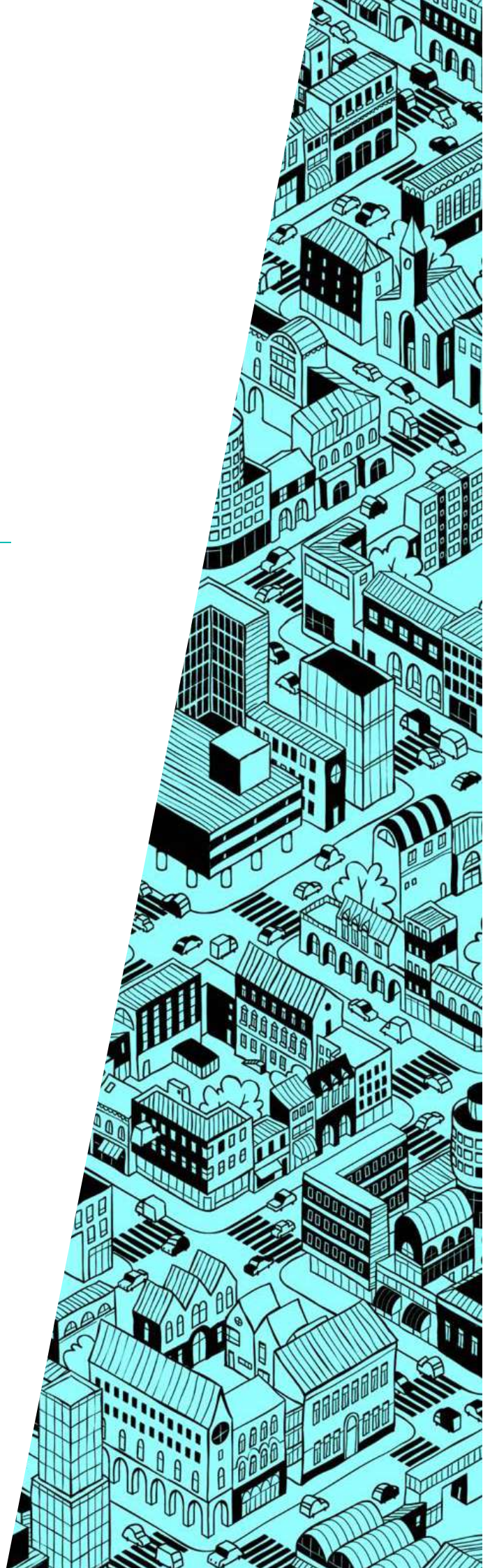




PRE-APPLICATION CONSULTATION REPORT

**WILMOTT DIXON (ON BEHALF OF
MERTHYR TYDFIL COUNTY
BOROUGH COUNCIL)**

**BLESSED CARLO ACTUIS SCHOOL ON SITE OF BISHOP HEDLEY
SCHOOL AND LAND TO THE WEST OF GALON UCHAF ROAD**



PRE-APPLICATION CONSULTATION REPORT

On behalf of: Wilmott Dixon (On behalf of Merthyr Tydfil County Borough Council)

In respect of: Blessed Carlo Actuis School on site of Bishop Hedley School and land to the west of Galon Uchaf Road

Date: April 2023

Reference: 3889CA

Author: LHT / OR

DPP Planning
DESG
11-13 Penhill Road
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CF11 9PQ

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1.0 Introduction

- 1.1 This 'Pre-Application Consultation report' (PAC Report), relates to a planning application to be made by DPP on behalf of Merthyr Tydfil County Borough Council for:

'The demolition of existing school and construction of a 3-16 school at the site of the existing, including sports facilities, and associated works (including landscaping, access and engineering works, temporary staff car park and construction compound) at the site of Bishop Hedley School and land to the west of Galon Uchaf Road, Gwaunfarren Road, Merthyr Tydfil, CF47 9AN.'

- 1.2 The above description is referred to hereon as ('the Proposed Development') and the school land as ('the Site').

The Requirement

- 1.3 The requirement to undertake Pre-Application Consultation (PAC) applies to all planning applications for "major" development (full or outline), as defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO), and applications for Developments of National Significance (DNS).
- 1.4 The proposed development is defined as "major development" as the application involves the provision of a new 3-16 school where the floor space to be created by the development is 1,000 square metres or more and development carried out on a site having an area of 1 hectare or more.
- 1.5 As set out in Article 4 Part 1A of The Town and Country Planning DMPWO (Amendment) 2016, the applicant must for a period of no less than 28 days before an application is submitted:
- Display a site notice in at least one place on or near the land to which the proposed application relates;
 - Write to any owner or occupier of any land adjoining the land to which the proposed application relates;
 - Make the draft planning application information available publicly; and,
 - Consult with community and specialist consultees before applying for planning permission.
- 1.6 This document confirms to *Merthyr Tydfil County Borough Council* that the above requirements have been undertaken for the proposed development.

Scope

- 1.7 This report sets out the statutory consultation and engagement undertaken leading up to this submission.
- 1.8 It describes the steps taken to ensure that the statutory requirements have been met, provides responses to comments made and describes the changes that have resulted from this or the justification for not amending the scheme, where applicable.

2.0 THE PROCESS



2.0 THE PROCESS

- 2.1 This section of the report summarises the statutory consultation process that has been undertaken. It follows the requirements of the DMPWO as set out in the introduction.
- 2.2 Bilingual site notices were posted at the perimeter of the site and in the general area (copies attached in Appendix 1). These site notices were displayed in the locations shown on the below plan (see yellow circles). Photographs of the notices in place are provided in Appendix 1. Steps were taken to protect the site notices to ensure that they were displayed for the full 28-day publicity period.



- 2.3 The bilingual site notices contained all the information set out in the form in Schedule 1B to the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (the 2016 Order).

Draft Planning Application

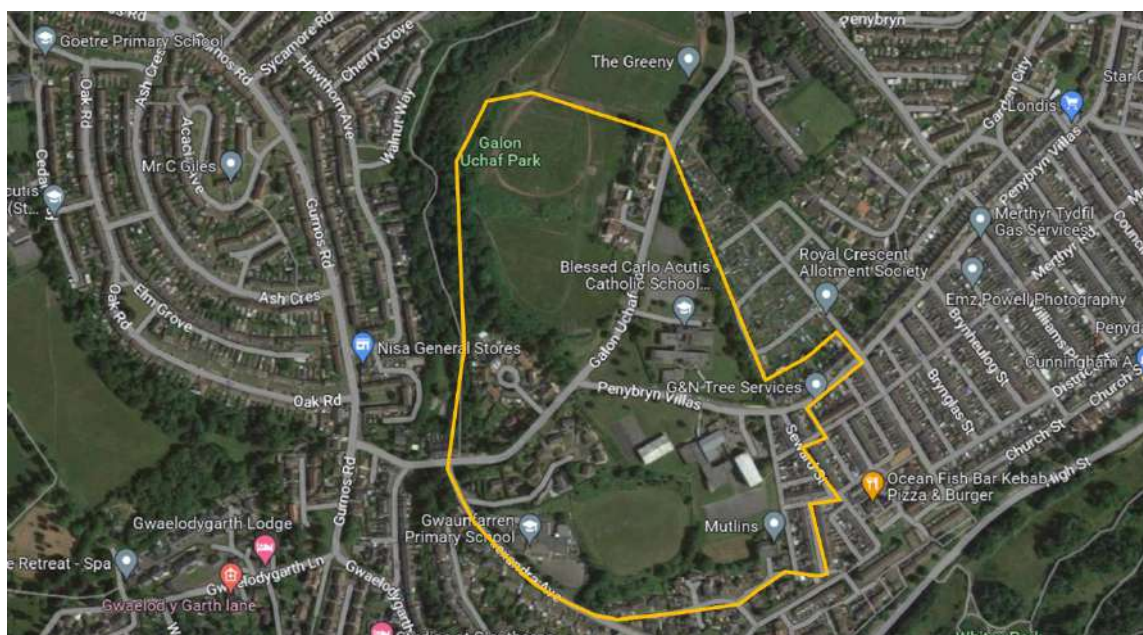
- 2.4 All information which is submitted as part of the formal planning application was made available for the full duration of the 28-day publicity period.
- 2.5 All relevant drawings, reports and supplementary supporting documents are made available for inspection and review online on the DPP Planning website at <https://dppukltd.com/blessedcarlo/> from Monday 13th February to Monday 13th March 2023.
- 2.6 In addition, hard copies were available for review at the Civic Centre, Castle St, Merthyr Tydfil CF47 8AN, between the hours of 09.30 and 16.00. hard copies were also provided at the School and also the feeder primary schools. Details of how to view these documents were included on the notice.

- 2.7 This enabled the documents to be viewed continuously on a private computer or during the opening hours of the civic centre and schools for publicly available computers. Extracts of the website, which identify the nature of the documents available to view, can be found in Appendix 2.

Adjoining Land Owners and Occupiers Notice

- 2.8 A letter providing detail of the proposed development and how to respond, including a copy of The Article 2C & 2D notice, was sent to the owners and/or occupiers of the adjoining land to the proposed site. Appendix 3 contains copies of the notification and letter that were sent to the adjoining land owners and occupiers.

The below plan identifies those properties consulted as part of this process (Properties boundary shown in yellow):



- 2.9 The notification identified where the recipient could view the planning application information and that a minimum 28-day period, from the date of receipt of the letter, was provided to respond.
- 2.10 The letters were sent on Friday 10th February by first class post to arrive with recipients on the Monday 13th February.
- 2.11 Letters were sent to the owner and/or occupier of adjoining properties in accordance with the Regulations.
- 2.12 The letter outlined details of the public drop-in meeting at Bishop Hedley Campus, which was held on the 28th February 2023.

Parent/Guardian Engagement

2.13 A number of Parent/ Guardian drop-in sessions were held at the existing school campuses which enabled views of those who may not have been notified by post or site notice to provide feedback on the application proposals – in particular the parents/guardians. The dates and locations of the sessions are outlined below:

- Tuesday 28th February BCA Campus –General public drop in
- Monday 6th March at St Aloysius – Parent drop in
- Tuesday 7th March at St Illtyd's – Parent drop in
- Thursday 9th March at St Mary's – Parent drop in
- Friday 10th March at the BCA Campus – Parent drop in

Community Consultee Notice

2.14 A letter and Article 2C & 2D notification was sent to the following Councillors as the ward members for Penydarren and Gurnos that represent this area:

- Councillor Kevin Gibbs - Penydarren
- Councillor David Isaac - Penydarren
- Councillor Jamie Scriven - Penydarren
- Councillor Bill Smith - Gurnos
- Councillor Jeremy Davies - Gurnos
- Councillor Lee Davies - Gurnos

Specialist Consultees

2.15 As part of this pre-application consultation process, the developer is only required to consult a consultee listed in the table to Schedule 4 of the DMPWO, when the proposed development meets a 'Description of Development' listed in column 2 of the table.

2.16 The following relevant specialist consultees were identified and consulted:

- Highway Authority;
- Coal Authority;
- Natural Resources Wales;
- Dwr Cymru Welsh Water;
- Sports Council for Wales; and
- Fire and Rescue Authority.

2.17 The consultation request to the above consultees contained the information set out in the notice in Schedule 1C to the 2016 Order as shown in Appendix 5.

An aerial photograph of a city grid, likely New York City, with a semi-transparent blue overlay. The text 'CHAPTER 3' is centered in the upper half of the image in a white, sans-serif font. Below it, the text 'RESPONSES RECEIVED' is also centered in the same font. The map shows a dense network of streets and building footprints, with some areas highlighted in yellow and others in blue. The text is positioned over a relatively clear area of the map, ensuring readability.

CHAPTER 3

RESPONSES RECEIVED

3.0 RESPONSES RECEIVED

- 3.1 This section of the report summaries the responses made via the statutory publicity and specialist consultees.

Summary of Neighbour Comments

- 3.2 All comments received within the 28-day consultation period specified in the relevant notice have been considered by the Applicant and team.
- 3.3 There were a total of two comments received to the consultation through the website. The comments supported the proposal but with queries/comments in respect of the boundary treatment and its impact on the neighbouring property. Copies of the responses received are attached in Appendix 6 of this report. Under the Data Protection Act, personal contact details have been redacted.
- 3.4 In terms of the main drop-in sessions held on the 28th February, 15 people attended the event at the main hall in the school. Copies of the plans along with a laptop and screen providing access to all the various plans and documents was made available. Feedback forms were provided for attendees to complete, however, no forms were completed on the evening.
- 3.5 The main points raised by neighbours in respect of the proposal both from the formal responses and discussions at the drop-in session were as follows:
- Overall happy with the proposals being on the existing school site.
 - Concern was expressed around the position of the acoustic fence and it blocking the view from the property – particularly during the summer months which provides them with views of the sun setting in the west.
 - Queries raised over the provision of access to the rear of the garage during construction works;
 - Concern over increased height of the rugby pitch and the potential intervisibility between those using the pitch and the first floor windows of the neighbouring property;
 - Is the rugby pitch going to be used by the public?
 - Will there be flood lighting included with the rugby pitch?
 - Want confirmation that the compound will be gated as there is concern that anti-social behaviour will occur in the area;
 - What will happen to the area covered by the construction compound after the works have been completed - will the area be returned to green space?;
 - The field where the rugby pitch is proposed is often water logged – how will this be managed?;
 - Concerns over access into the site being close to their drive – causing issues for them manoeuvring to and from their property;
 - Is the access a one-way system?;
 - What kind of traffic management will take place on Galon Uchaf Road;

- Where will bus parking take place?; and
- How will the construction phase be managed.

3.6 Chapter 4 of this report seeks to respond to the above matters and how they have been addressed – where appropriate and necessary.

Summary of Statutory Consultee Responses

3.7 Responses were received to within the 28-day consultation period from the following Statutory Consultees.

- Coal Authority
- Dwr Cymru Welsh Water (DCWW)
- South Wales Fire and Rescue
- National Resources Wales (NRW)

3.8 We set out below a summary of the responses, while copies of the responses received are provided in Appendix 7:

Coal Authority – No objection subject to the following:

- *“Subject to the above being submitted (updated Coal Mining Risk Assessment; layout plan to illustrate that adequate separation between buildings and the recorded mine entries within or within influencing distance of the site) as part of any formal planning application, it is unlikely that the Coal Authority would object to the proposed development.”*

DCWW – No Objection subject to the following:

- *“I would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:*
- *The foul flows only from the proposed development can be accommodated within the public sewerage system. We advise that the flows can be communicated to the 225mm public combined sewer at or downstream of SO05071361 to the west of the site in Gwaunfarren Road as indicated on the extract of public sewer record provided. Should a planning application be submitted for this development we will seek to control this point of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account.*
- *Recommended that the developer consult with Merthyr County Borough Council as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.*

Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

- *If the approved use intends to include food preparation, then an adequate grease trap to be fitted, in accordance with environmental health regulations, and maintained thereafter so as to prevent grease entering the public sewerage system.*
- *We would also point out, that if any of the private connections from the former development were not to be utilised, then they will need to be abandoned and capped off before entering our public sewer. We require these drains to be capped off as to ensure no water infiltration is entering our sewer via your private drain."*
- *In terms of Sewage Treatment, there are no concerns in respect of the capacity in the nearby treatment works.*
- *DCWW also confirm that overall they do not have issues with domestic potable water, although acknowledge that it is for the Fire Service to ensure suitable fire flows are provided.*

South Wales Fire and Rescue:

- *"South Wales Fire and Rescue Service have looked at the application and 'agree' with the details set out within the PAC submission".*

NRW:

In respect of bats, NRW confirm that they have concerns mainly due to lack of full bat surveys. They are comfortable with the work undertaken to-date, but confirm that they would require full surveys along with any necessary mitigation to accompany any future applications. They conclude:

"Therefore, we advise that the formal planning application is accompanied by full bat survey results and appropriate mitigation proposals for all buildings and trees with bat roosting potential that may be affected by the proposals and clarification on any phasing of works."

In terms of pollution control, they advise that *"based on the information submitted to date, we would ask the planning authority to include a condition regarding pollution prevention on any planning permission granted. Without the inclusion of this condition by the planning authority we would be likely to object to the planning permission."*

Summary of Community Consultee Responses

- 3.9 No responses were received from the Councillors who were consulted as part of the PAC process.

Summary of School Drop-in Responses

3.10 The following items were raised across the five drop in sessions:

- General query regarding extent of separation of primary age and secondary age children. Liked the option to progress through the school and share space (controlled by staff) as the primary children graduate into secondary. Concern around segregation in the playground.
- Parking provision was raised in relation to drop off – primary and secondary.
- Query raised in relation to alternative access to kitchen for deliveries in the event of the lift failure.
- Query raised in relation to the accessibility throughout the school building and grounds (particular parent had a child that walks with a walking aid).
- On the whole very positive response in relation to the proposals and are looking forward to it being completed.
- Many questions around when works will commence on site and when the school building will be completed.

4.0 RESPONSE TO FEEDBACK



4.0 RESPONSE TO FEEDBACK

- 4.1 The feedback received from the consultation exercise is addressed within this section.

Response to Specialist Consultee feedback

Coal Authority

- 4.2 The only response from a statutory consultee were the comments submitted by the Coal Authority. The response confirmed that they would not object to the planning application raising no significant issues. However, to be able to recommend approval of the planning application they outlined the need to extend the current report coverage to include all land within the red line boundary. Subject to this being submitted as part of the proposal they would be supportive of the scheme.
- 4.3 Accordingly, the extent of the area covered by the report has been adjusted to include the extent of the red line boundary.

NRW

- 4.4 Further bat surveys on the rest of the site are being undertaken and will be provided prior to the determination of any planning application in line with the relevant Regulations. This will enable NRW and the Authority to undertake an appropriate review and advise on any mitigation proposed. The delivery programme for the school means that unfortunately we are unable to wait for the surveys to be completed before the application is submitted.

DCWW

- 4.5 We have no comment to make in response to DCWW's response, however, we have liaised further with DCWW to discuss potable water in relation to fire flows – including providing information on sprinkler tanks to provide water for firefighting and are comfortable that appropriate provision is being made.

Response to Neighbour and Public Exhibition Responses

- 4.6 Two formal responses were received from neighbouring residents. One entirely supportive of the scheme and the other in support but with some comments. These comments are dealt with below:

- *Would like to see the acoustic fence removed from near their property to minimise impact on their view;*

The Acoustic Consultants are revising their plans to remove this section of the Acoustic fence to reduce the impact on the neighbours view. It is considered that this can be removed without resulting in harm to the amenity of the property.

- *Need full access to the rear of the garage during construction works.*

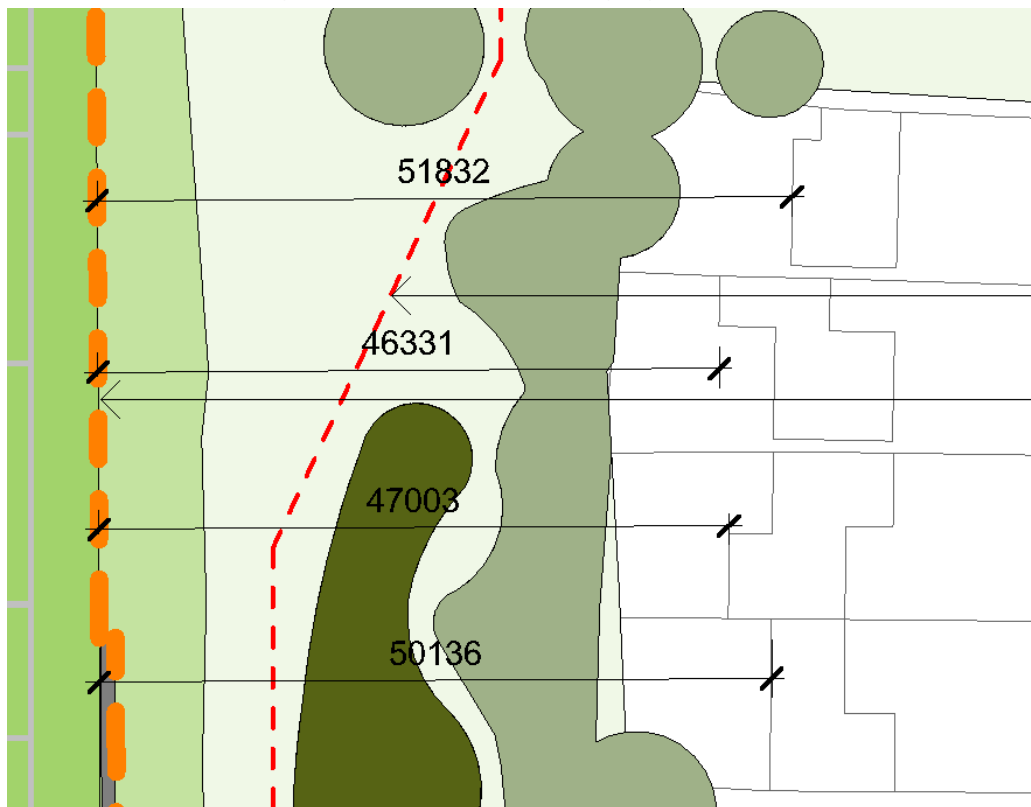
Access will be retained to the rear of the properties during construction works.

- *Concern over increased height of the rugby pitch and the intervisibility with the rear of the property.*
Use of the pitch outside school hours; and
Whether there will be flood lighting.

The area on which the rugby pitch is proposed has historically been used as a tip. To provide a high quality pitch for the school's use, appropriate drainage needs to be incorporated to minimise the potential for the existing issues with water on the land to re-occur on the new pitch.

A layer of clean hardcore, potentially arising from the demolition of the existing school, will be utilised beneath a layer of clean earth. This will then be topped with turf.

In addition, there will be an acoustic fence between the pitch and the properties to mitigate against any noise impacts and a scheme of planting along the same boundary. Both of which serve to further mitigate both noise and visual impacts. The below extracts identifies the distances between the pitch rear elevations of the properties:



In addition, the pitch will only be used by the school during normal school hours, with the exception of any games that will be played by school teams against other schools after school hours.

There will be no flood lighting as part of the proposals.

- *Want confirmation that the compound will be gated – don't want anti-social behaviour occurring.*

The compound will be secured. There will be a 2.4m high fence surrounding the compound and gates will be locked outside of normal construction working hours. There will also be CCTV in operation and, if considered necessary, manned security will be provided.

- *After completion of works – will the area be returned to green space?*

Yes the compound area will be returned to green space and a wildflower mix will be spread to improve the area on what is currently in existence.

- *Field is water logged – how will this be managed?*

As outlined above, the raising of the land for the new pitch is necessary to mitigate any potential for pitch flooding and the drainage strategy also sets out how this will be appropriately managed.

- *Concerns over access into the site being close to their drive on Galon Uchaf Road – causing issues for them manoeuvring to and from their property; and Is the access a one-way system?*

A new one way access is being proposed along the western side of the school site. Access will be at the northern end of the site and egress at the southern. Security gates are provided at both ends. If the gates are closed, the northern gates are set into the site to allow vehicle to come off the main highway and wait before they are opened thereby reducing any potential conflict with vehicles on Galon Uchaf Road. During school drop and pick up times, the gates will be open and vehicles will be able to utilise the car parking facilities within the site. Between the junction and the start of the parking area, there is a long stretch of drive where a number of vehicles can 'stack' if the spaces dedicated to drop off and pick up are full. Accordingly, and having discussed this with the Highway team during design development, it is considered that the arrangements ought not to give rise to conflict with vehicles on Galon Uchaf Road and therefore the ability of residents living on this stretch of the road to manoeuvre in and out of their properties.

- *What kind of traffic management will take place on Galon Uchaf Road?*

The S278 works will include the provision of a new Puffin Crossing, footpath connection to the new sports pitch. Additionally there will be no stopping line markings (usually yellow zig-zags) along the length of Galon Uchaf Road running from the entrance to the site at the north to just past the southern exit.

- *Where will bus parking take place?*

Bus Parking for public buses will remain on Gwaunfarren Road and School buses will drop off within a dedicated bus drop off area within the southern side of the proposed site.

- *How will the construction phase be managed?*

The construction phase will be appropriately managed through a Construction Management Plan (details of which are included within the application pack) and will be required to be adhered to by condition on any permission issued by MTCBC.

An aerial photograph of a city grid, likely New York City, with a blue overlay. The grid consists of numerous rectangular blocks separated by streets. Some blocks are shaded in a darker blue, while others are a lighter blue. The text "CHAPTER 5" and "CONCLUSION" is overlaid in white, bold, sans-serif font in the upper left quadrant.

CHAPTER 5

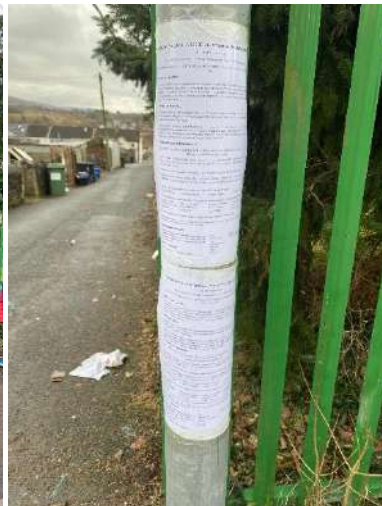
CONCLUSION

5.0 CONCLUSION

- 5.1 The pre-application consultation undertaken by the applicant has met the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.
- 5.2 The neighbours, parents/guardians, community and statutory consultees have had the opportunity to be involved in the pre-application consultation process. The consultation will have helped to raise awareness of the proposed development as well as provide the community with an understanding of the proposed development, its impacts and potential benefits.
- 5.3 Based on the feedback received from Neighbours, Parents/Guardians and Statutory Consultees it is considered that there are no changes required to deal with comments received during the PAC process. works to slightly amend the scheme to ensure it is acceptable have been instructed and are reflected within this planning application submission.
- 5.4 This report sets out the feedback received and how we have responded to the comments. Consideration has been given to each of the issues raised.

Appendix 1 - Site Notices





Appendix 2 - Website address and extract



HOME ABOUT OUR TEAM OUR SERVICES SECTORS NEWS OUR OFFICES CAREERS





Cymunedau **Dysgu** Cynaliadwy
Sustainable Communities for Learning

PROPOSED NEW 3-16 CATHOLIC SCHOOL AT THE SITE OF BISHOP HEDLEY CAMPUS AND LAND TO THE WEST OF GALON UCHAF ROAD.

FERSIWN CYMRAEG

The new all through 3 to 16 age range school will replace the existing St Aloysius RC Primary Campus, the Federation of St Iltyd's RC and St Mary's RC Primary Campuses and Bishop Hedley High Campus. The proposal is to demolish the existing school buildings (albeit retaining the existing more modern sports hall) on the Bishop Hedley Campus site and to redevelop for a new school building, sports facilities and associated works. The proposal will include a single sports pitch on land located to the west of Galon Uchaf Road, along with a temporary staff car park and construction compound.

The new school will accommodate a 325 pupil place primary school with a 100 full time equivalent pupil place nursery and a 600 pupil (4 form entry) secondary school with community use.

Prior to the submission of the formal planning application we are required to undertake formal pre-application consultation. Further details are outlined below.

THE CONSULTATION

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

Proposed development at Blessed Carlo Actius School (Bishop Hedley Campus), Gwaunfarran Road, Merthyr Tydfil.

We give notice that Merthyr Tydfil County Borough Council is intending to apply for planning permission for the following development:

"Proposed demolition of existing school buildings and construction of a 3-16 school at the site of the existing, including sports facilities, and associated works (including landscaping, access and engineering works, temporary staff car park and construction compound, and temporary classrooms)."

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

All relevant drawings, reports and supplementary supporting documents are made available for inspection and review online below. Alternatively, hard copies are available for review at the following locations:

- Civic Centre, Castle St, Merthyr Tydfil CF47 8AN - between the hours of 09.30 and 16.00

To arrange a viewing at any of the four campuses below please call 01685 351870

- Bishop Hedley Campus
- St Aloysius Campus
- St Iltyd's Campus
- St Mary's Campus

To arrange a viewing at any of the below schools, you will need to contact the school directly (details provided):

- St Margaret's Catholic Primary School, Aberdare - 01685 676072
- St Mary's RC Primary School, Brynmawr - 01495 31209
- St Joseph's RC Primary School, Trellisgar - 01495 222809
- All Saints RC Primary School, Ffrow Vallu - 01495 303631

Anyone who wishes to make representations about this proposed development must do so by the **13th March 2023**.

We would encourage you to provide your comments either via the feedback form at the bottom of this page, via email to consultation@dppuktd.com, or by post to **DPP Planning, DE36, 11-13 Penhill Road, Pontcanna, Cardiff, CF11 9PQ.**

PROPOSED PLANS AND DOCUMENTS

For ease of reference, the main plans and documents are provided below with a list of all other relevant documents forming the planning application further down.

Location Plan

[Download Location Plan](#)



Proposed Site Plan

[Download Proposed Site Plan](#)



Design & Access Statement

[Download Design & Access Statement](#)



PLANS

[Existing Site Plan](#)

[Demolition Scoping Plan](#)

Site Use Areas

[Site Use Area Plan](#)

Floor Plans

[Level 00 Plan](#)

[Level 01 Plan](#)

[Level 02 Plan](#)

[Level 03 Plan](#)

Elevations and Sections

[Elevations 1](#)

[Elevations 2](#)

[Building Sections](#)

Landscaping Plans

[Landscape General Arrangement](#)

[Landscape Plan \(North\)](#)

[Landscape Plan \(South\)](#)

[Landscape Rugby Pitch](#)

[Soft Landscape Plan](#)

DOCUMENTS

[Draft Application Form](#)

Transport

[Travel Plan](#)

[Transport Assessment](#)

[Vehicle Swept Path Analysis – Fire Tender](#)

[Vehicle Swept Path Analysis – Delivery](#)

[Vehicle Swept Path Analysis – Refuse](#)

[Vehicle Swept Path Analysis – Coach](#)

[Highway Works 1](#)

[Highway Works 2](#)

Planning Statement

[Planning Statement](#)

Drainage

[Drainage Report](#)

Trees

[Tree Report](#)

[Tree Constraints Plan](#)

[Tree Impact Plan](#)

[Tree Plan – Aerial Image](#)

Landscape Sections (1 of 3)	Ecology
Landscape Sections (2 of 3)	Preliminary Ecological Assessment and Bat Survey
Landscape Sections (3 of 3)	Preliminary Ecological Appraisal
Sports Hall Plans	Geotechnical
Roof Plan	Site Investigation Report
Ground and First Floor Plan	Coal Mining Assessment
Elevations and Section	Noise
Plant Compound Plans	Noise Assessment
Ground Floor Plan and Roof Plan	Construction Management
Plant Compound Elevations	Logistics Phase 1 – Drawing 1
	Logistics Phase 1 – Drawing 2
	Logistics Phase 2
	Lighting
	Lighting Plan

FEEDBACK FORM

YOUR NAME :	YOUR EMAIL :
YOUR MESSAGE	
SUBMIT	

Please be aware that comments left on any public consultation exercise, either by email or any other means, are subject to the terms of our [Privacy Policy](#). Please read this policy carefully as by submitting the information you are consenting to our use of your personal data in accordance with the [Privacy Policy](#).

Your personal data will be retained on our secure database and will not be passed to our clients.

We may also like to contact you to keep you informed about future developments relating to this consultation. You will be able to opt-out of these communications at any time.

Appendix 3 - Neighbour letters and notices

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

SCHEDULE 1b Articles 2C & 2D

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

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.

DETAILS OF THE PROPOSAL:

I give notice that Merthyr Tydfil County Borough Council intends to apply for planning permission for the following development at the existing Bishop Hedley Campus of Blessed Carlo Acutis Catholic School and on land to the west of Galon Uchaf Road in Merthyr Tydfil:

Proposed demolition of existing school buildings and construction of a 3-16 school at the site of the existing, including sports facilities, and associated works (including landscaping, access and engineering works, temporary staff car park and construction compound, and temporary classrooms) at the site of Bishop Hedley Campus and land to the west of Galon Uchaf Road, Gwaunfarren Road, Merthyr Tydfil, CF47 9AN.

WHERE CAN YOU VIEW THE DOCUMENTS:

You may inspect copies of the proposed application, plans, and other supporting documents online at

<https://www.dppukltd.com/blessedcarlo>

There are computer facilities available to view this information online at Merthyr Tydfil Central Library, High St, Merthyr Tydfil, CF47 8AF between the hours of 08:30-18:00 Monday to Friday and 08:30-14:00 on Saturday. The Library is closed on a Sunday.

Facilities are also available at Dowlais Community Centre, Station Rd, Dowlais, Merthyr Tydfil, CF48 3LP.

Hard copies are available to view at the Civic Centre, Castle St, Merthyr Tydfil CF47 8AN – between the hours of 09.30 and 16.00 and at the following school sites with prior arrangement by contacting the school via telephone:

To arrange a viewing at any of the four campuses below please call 01685 351870

Bishop Hedley Campus	St Aloysius Campus	St Illtyd's Campus	St Mary's Campus
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To arrange a viewing at any of the below schools, you will need to contact the school directly (details provided):

St Margaret's Catholic Primary School, Aberdare 01685 876072	St Mary's RC Primary School, Brynmawr 01495 31059	St Joseph's RC Primary School, Tredegar, 01495 722899	All Saints RC Primary School, Ebbw Vale, 01495 303631
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The link to this website which contains this information will go live on the 13th February 2023.

A drop-in session will also take place on the 28th February at Blessed Carlo Acutis Catholic School (Bishop Hedley Campus) between the hours of 16:00pm and 19:00pm.

PROVIDING YOUR COMMENTS

Anyone who wishes to make representations about this proposed development can submit comments online on the consultation website or in writing via email or post to the address opposite:

Post:
DPP Planning
Desg
11-13 Penhill Road
Pontcanna
Cardiff
CF11 9PQ

Email:
consultation@dppukltd.com

BEFORE: 13TH MARCH 2023

Signed: *Mr O Roberts* Date: 10/02/2023



DPP Planning

DESG
11-13 Penhill Road
Cardiff
CF11 9PQ

029 2066 0265
info@dppukltd.com



Ref: L001/3889CA

Date: 10th February 2023

Dear Owner/Occupier

STATUTORY PRE-APPLICATION CONSULTATION FOR DEVELOPMENT OF A NEW 3-16 SCHOOL ON THE SITE OF THE EXISTING BISHOP HEDLEY CAMPUS AND LAND TO THE WEST OF GALON UCHAF ROAD

We write on behalf of Merthyr Tydfil County Borough Council in relation to the pre-application consultation for the proposed development of an all through school on the site of the existing Bishop Hedley campus and land to the west of Galon Uchaf Road.

All Applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community and specialist consultees for a period of no less than 28 days before an application is submitted.

A pre-application notice is, therefore, attached to this letter which sets out the necessary information to be able to view the documents associated with the proposed development. The consultation commences on the 13th February 2023 and runs until the **13th March 2023**. Should you have any comments to make on the proposals at this pre-application stage, please do so by the end of the consultation period.

Please do not hesitate to contact us if you have any queries in relation to this letter.

Yours faithfully

OR

Osian Roberts

Associate Director

DPP

Cardiff

Leeds

London

Manchester

Newcastle upon Tyne

DPP One Limited
Company number 08129507
VAT number 138284595

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN CYFLWYNO CAIS AM GANIATÂD CYNLLUNIO

ATODLEN 1b Erthyglau 2C a 2D

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

HYSBYSIAD CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN CYFLWYNO CAIS AM GANIATÂD CYNLLUNIO O DAN
ERTHYGLAU 2C A 2D

DIBEN YR HYSBYSIAD HWN:

Mae'r hysbysiad hwn yn cynnig y cyfle i chi wneud sylwadau'n uniongyrchol i ddatblygwr datblygiad arfaethedig cyn iddo gyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Caiff unrhyw gais cynllunio dilynol ei gyhoeddi gan yr ACLI perthnasol, ac ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn cyfyngu ar eich gallu i gyflwyno sylwadau i'r ACLI am unrhyw gais cynllunio cysylltiedig. Sylwer y gall unrhyw sylwadau a gyflwynir gael eu cynnwys yn y cofnod cyhoeddus.

MANYLION Y CYNNIG:

Hysbysaf fod Cyngor Bwrdeistref Siriol Merthyr Tudful yn bwriadu cyflwyno cais am ganiatâd cynllunio ar gyfer y datblygiad canlynol ar Gampws presennol Ysgol Gatholig Bendigaid Carlo Acutis yn Esgob Hedley ac ar dir i'r gorllewin o Ffordd Galon Uchaf ym Merthyr Tudful:

"Bwriad i ddymchwel adeiladau yr ysgol bresennol ac adeiladu ysgol 3-16 ar y safle bresennol, gan gynnwys cyfleusterau chwaraeon, a gwaith cysylltiedig (gan gynnwys tirlunio, mynediad a gwaith peiranyddol, maes parcio dros dro i staff a chompownd adeiladu, ac ystafelloedd dosbarth dros dro) ar safle Campws yr Esgob Hedley a thir i'r gorllewin o Ffordd Galon Uchaf, Ffordd Gwaunfarren, Merthyr Tudful, CF47 9AN".

BLE GELLIR WELD Y DOGFENNAU:

Gallwch archwilio copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill ar lein yn:

<https://www.dppukltd.com/blessedcarlocym>

Mae cyfleusterau cyfrifiadurol ar gael er mwyn gweld y wybodaeth yma ar-lein yn Llyfrgell Ganolog Merthyr Tudful, Stryd Fawr, Merthyr Tudful, CF47 8AF rhwng yr oriau 08:30-18:00 o ddydd Llun i ddydd Gwener, a 08:30-14:00 ar ddydd Sadwrn. Mae'r Llyfrgell ar gau ar ddydd Sul.

Mae cyfleusterau hefyd ar gael yng Nghanolfan Gymunedol Dowlais, Heol yr Orsaf, Dowlais, CF48 3LP.

Mae copïau caled ar gael i'w gweld ar safleoedd Ganolfan Ddinesig, Stryd y Castell, Merthyr Tudful CF47 8AN – rhwng 09.30yb a 16.00yh ag yn yr ysgolion canlynol gyda threfniant o flaen llaw trwy gysylltu â'r ysgol dros y ffôn.

I drefnu ymweliad i unrhyw un o'r pedwar campws isod, ffoniwch 01685 351870

Campws yr Esgob Hedley	Campws Sant Aloysius	Campws Sant Illtyd	Campws y Santes Fair
------------------------	----------------------	--------------------	----------------------

I drefnu ymweliad i unrhyw un o'r ysgolion isod, bydd rhaid cysylltu â'r ysgol yn uniongyrchol drwy ddefnyddio'r manylion isod.

Ysgol Gynradd Gatholig San Margaret, Aberdâr	Ysgol Gynradd Gatholig y Santes Fair, Brynmawr	Ysgol Gynradd Gatholig San Joseff, Tredegar	Ysgol Gynradd Gatholig yr Holl Saint, Glyn Ebwy
01685 876072	01495 31059	01495 722899	01495 303631

Bydd y ddolen i'r wefan hon sy'n cynnwys yr holl wybodaeth yn mynd yn fyw ar 13 Chwefror 2023.

Bydd sesiwn galw heibio hefyd yn cael ei chynnal ar 28 Chwefror yn Ysgol Gatholig Bendigaid Carlo Acutis (Campws yr Esgob Hedley) rhwng 16:00pm a 19:00pm.

CYFLWYNO'CH SYLWADAU

Gall unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn gyflwyno sylwadau ar-lein drwy ddefnyddio ein gwefan ymgynghoriad neu drwy ysgrifennu atom i'r cyfeiriad gyferbyn:

Post:

DPP Planning
Desg - 11-13 Penhill Road
Pontcanna
Caerdydd
CF11 9PQ

E-bost:

consultation@dppukltd.com

ERBYN: 13^{EG} MAWRTH 2023

Llofnod: *Mr O Roberts* Dyddiad: 10/02/2023

DPP Planning

DESG
11-13 Penhill Road
Cardiff
CF11 9PQ

029 2280 4890
info@dppukltd.com
www.dppukltd.com



Ref: L001/4675CA

Dyddiad: 10fed o Chwefror
2023

Annwyl Perchennog/Deiliad

YMGYNGHORIAD STATUDOL CYN CYFLWYNO CAIS AR GYFER DATBLYGIAD

Ysgrifennwn ar ran Cyngor Bwrdeistref Sirol Merthyr Tudful ynglŷn â chais ar gyfer dymchwel a ailddatblygu Ysgol Bishop Hedley sy'n bresennol ar y safle er mwyn creu Ysgol pob-oed, Ysgol Blessed Carlo Acutis.

Mae disgwyl i bob cais cynllunio mawr yng Nghymru gynnal ymgynghoriad cyn ymgeisio gyda'r cyhoedd, y gymuned, ac ymgynghoreion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn i gais gael ei gyflwyno.

Mae'r hysbysiad cyn ymgeisio, felly, ynghlwm â'r llythyr yma, ac yn cynnwys yr holl wybodaeth angenrheidiol i allu gweld y dogfennau sydd yn gysylltiedig â'r datblygiad arfaethedig.

Mae'r ymgynghoriad yn dechrau ar 13eg o Chwefror 2023 ac yn para tan **13eg o Fawrth 2023**. Bydd sesiwn "galw-mewn" yn cael ei gynnal ar y 28ain o Chwefror ar y safle Ysgol Blessed Carlo Actuis (Campws Bishop Hedley), rhwng 16:00yh a 19:00yh.

Os oes gennych unrhyw sylwadau ar y datblygiad arfaethedig yma, gwnewch hynny erbyn diwedd y cyfnod ymgynghori.

Mae croeso i chi gysylltu â ni os oes gennych unrhyw ymholiadau ynglŷn â'r llythyr hwn.

Yr eiddoch yn gywir,

OR

Osian Roberts
Cyfarwyddwr Cyswllt
DPP

Cardiff

Leeds

London

Manchester

Newcastle upon Tyne

DPP One Limited
Company number 08129507
VAT number 138284595

Appendix 4 - Statutory and community consultees notice

Leo Horton-Taylor

From: Leo Horton-Taylor
Sent: 13 February 2023 11:52
Cc: Osian Roberts; Côt Roberts
Subject: PAC - Blessed Carlo Acutis School [Filed 13 Feb 2023 11:52]
Attachments: Site Community and Neighbour Notice Final (2).pdf; WELSH site, neighbour, com
consultee Notice (1).pdf

Categories: Filed by Mail Manager

Good Morning,

We give notice that Merthyr Tydfil County Borough Council is intending to apply for planning permission for the following development:

"Proposed demolition of existing school buildings and construction of a 3-16 school at the site of the existing, including sports facilities, and associated works (including landscaping, access and engineering works, temporary staff car park and construction compound, and temporary classrooms)."

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

Further information and all application documents in respect of the PAC can be found at the following web address:
<https://dppukltd.com/blessedcarlo/>

If you wish to make representations about this proposed development you must do so by the **13th March 2023**. We would encourage you to provide your comments either via the feedback form at the bottom of the web page or via email to consultation@dppukltd.com.

If you need any further information in addition to the documents available please do not hesitate to contact myself or my colleague Osian Roberts (cc'd).

Thanks in advance,

Leo
Leo Horton-Taylor - **Assistant Planner**
07733 730269
11-13 Penhill Road, Pontcanna, Cardiff, CF11 9PQ



Cardiff • Leeds • London • Manchester • Newcastle upon Tyne



Winner - Specialist Consultancy of the Year - North East Insider Property Awards 2021

Winner - Residential Project of the Year - North East Insider Property Awards 2021

Finalist - Consultancy of the Year - Insider Wales Property Awards 2021

Finalist - Consultancy of the Year - Yorkshire Insider Property Awards 2021

Finalist - Chair's Award and Planning Excellence Award RTPI - North East Planning Excellence Awards 2021

Appendix 5 - Neighbour and community responses

Leo Horton-Taylor

From: Consultation
Sent: 07 March 2023 12:06
To: Consultation
Subject: DPP's message from [REDACTED]

Site: DPP (<https://dppukltd.com/blessedcarlo/>)

Name: [REDACTED]

Email: [REDACTED]

Messages: Further to the consultation drop-in meeting at Bishop Hedley Campus on the 28th of February, we would like to express, that as residents of the land west of Galon Uchaf Road, we are overall happy with the new proposal.

However, as mentioned in the meeting, to keep sunlight in our garden from the west at a maximum we would like you to refrain from installing the acoustic fence as far down as to the boundary of our garden.

Kind regards,
[REDACTED]

Appendix 6 - Statutory and community consultee responses

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

Leo Horton-Taylor
DPP Planning
11-13 Penhill Road
Pontcanna,
Cardiff
CF11 9PQ

ebost/email:
southeastplanning@cyfoethnaturiolcymru.gov.uk

20/03/2023

Annwyl Syr/Madam / Dear Sir/Madam,

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

BWRIAD / PROPOSAL: Proposed demolition of existing school buildings and construction of a 3-16 school at the site of the existing, including sports facilities, and associated works (including landscaping, access and engineering works, temporary staff car park and construction compound, and temporary classrooms)

LLEOLIAD / LOCATION: Bishop Hedley High School, Gwaunfarren Road, Penydarren, Merthyr Tydfil, CF47 9AN

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 21 February 2023.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding European Protected Species (Bats). If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include a condition regarding pollution prevention on any planning permission granted. Without the inclusion of this condition by the planning authority we would be likely to object to the planning permission.

European Protected Species (Bats)

We note that the bat report submitted in support of the above application (Preliminary Ecological Assessment and Bat Survey by Ecological Services Ltd, dated 2 November 2022 V1) has identified that bats are present at the application site.

Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- i. the development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
- ii. There is no satisfactory alternative and
- iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that the Planning Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any bats on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

We note that three of the buildings to be demolished have been surveyed for bats and that a confirmed bat roost was present in one of the buildings surveyed (named Building 1). However, the redline boundary also includes buildings 4, 5 and 6 which have not yet been surveyed.

The Bat Survey states:

" Additional bat activity surveys of the buildings within the southern half of the site will be required. It is understood that the building works will be undertaken in stages on site, with the first stage being to demolish the buildings within the northern half of the site and build a new school building in its place. Then the buildings to the south of the site will be demolished and a new arrangement of buildings and playing fields created. It is likely to be a number of years prior to the work within the southern half of the school being completed. Therefore, activity surveys on Buildings 4, 5 and 6 have not been undertaken at present. Activity surveys on Buildings 4, 5 and 6 will be undertaken at least 1 year prior to building works commencing. "

However, none of the other plans and documents submitted in support of the proposal appear to refer to the phased approach set out above. We also note the demolition plan does not indicate a phased approach.

All buildings proposed to be affected by the proposals will need to be surveyed prior to any planning permission being granted for their demolition/ alteration.

Therefore, we advise that the formal planning application is accompanied by full bat survey results and appropriate mitigation proposals for all buildings and trees with bat roosting potential that may be affected by the proposals and clarification on any phasing of works.

Additional comments

Whilst we consider that the level of bat survey of the three buildings surveyed so far to be acceptable in this instance, we have been unable to locate details of any mitigation proposals for the two individual pipistrelle roosts to be lost. The mitigation proposals for the loss of the roosts are required prior to determination of the application and we advise that they are submitted to the LPA as part of the formal planning application.

Pollution Prevention

The application site is bordered by a watercourse. Therefore, due to sensitive nature of the location and to help protect the water environment during construction, we would ask the planning authority to include a condition regarding pollution prevention on any planning permission granted

Condition: No development, including site clearance, shall commence until a site wide CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

Additional pollution prevention advice

Advice on the positioning of any wheel washes and cement mixers can be found in Section 3 of the guidance for pollution prevention (GPP) 5: "Works and Maintenance in or near Water", which can be found here <https://www.netregs.org.uk/media/1418/gpp-5-works-and-maintenance-in-or-near-water.pdf>

To ensure the safe storage and disposal of fuels used oils on site, please refer to [GPP 8: Safe storage and disposal of used oils | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland](#)

Please refer to Pollution Prevention Guidance (PPG) 6 for guidance and information on all aspects of construction work that can affect the environment. [PPG 6: Working at construction and demolition sites | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland](#)

Invasive Non-Native Species

We note and agree the approach regarding the eradication of Japanese Knotweed at the site as set out in the Preliminary Ecological Assessment, by Thomson Environmental Consultants dated April 2021.

Other Matters

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

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

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

Mrs Claire McCorkindale

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



The Coal
Authority



INVESTOR IN PEOPLE



RTPI
Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Leo Horton Taylor - Assistant Planner
DPP Planning

[By Email: consultation@dppukltd.com]

02 March 2023

Dear Mr Horton Taylor

PRE-APPLICATION ENQUIRY

Proposed demolition of existing school buildings and construction of a 3-16 school at the site of the existing, including sports facilities, and associated works (including landscaping, access and engineering works, temporary staff car park and construction compound, and temporary classrooms); Bishop Hedley Campus Of Blessed Carlo Acutis Catholic School, And On Land To The West Of Galon Uchaf Road, Merthyr Tydfil, CF47 9AN

Thank you for your notification of 13 February 2023 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

I have checked the site location plan against our coal mining information and can confirm that the site falls within the development high risk area as defined by the Coal Authority; therefore within the site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of any formal planning application.

The Coal Authority records indicate that within, or within 20m of the planning boundary, there are 7no. mine entries (six within the site; one out-side but within influencing distance of the site). In addition, the northern part of the site lies within an area of recorded shallow coal mining.

In accordance with the approach agreed with the Local Planning Authority, any planning application for development of this site therefore needs to be accompanied by a Coal Mining Risk Assessment Report.

It is a requirement of the Planning Policy Wales paragraphs 6.9.23 - 28 that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development.

It is noted that the pre-application enquiry is accompanied by a Preliminary Shallow Mining Risk Assessment Report (14075/FG, 22nd November 2022) prepared by Intégral Géotechnique (Wales) Limited. The Report has been informed by the results of intrusive ground investigations in the form of 20 rotary boreholes drilled to a maximum depth of 35m. Borehole logs and a plan to illustrate where the boreholes were drilled are appended to the Report.

The report author informs that whilst evidence of shallow coal (and ironstone) working were encountered within the northern part of the site, there is sufficient rock cover present above the workings (based on a ratio of workings thickness: rockhead cover of 1:10). Therefore, at this stage, development at this site is considered to be at a low risk from past shallow underground mine workings and drill and grouting stabilisation works will not be required. However the report author has acknowledged that parts of the site were inaccessible at the time of the drilling works and further investigations, including the investigations of the on-site mine entry (within the eastern part of the site) are required.

It is noted that the Report does not include the full extent of the red line site boundary (Drawing No. 021006 Revision P1 - Existing Site Plan (Red Line Boundaries and Ownership Boundaries to Land Registry Drawings) and therefore the report author has failed to identify all recorded mine entries, within or within influencing distance of the site.

Accordingly, as part of the formal planning application, we consider that all mine entries should be assessed as part of the updated Coal Mining Risk Assessment submitted in order for the applicant to demonstrate to the Local Planning Authority that the recorded coal mining risks at the site have been assessed in the context of

the development proposed. These specific mining features should be clearly illustrated on the proposed layout plan, including their calculated zone of influence (no build exclusion zones). Adequate separation should be provided between the mine entries and their respective no build exclusion zone and any proposed buildings or structures.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

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

Subject to the above being submitted (updated Coal Mining Risk Assessment; layout plan to illustrate that adequate separation between buildings and the recorded mine entries within or within influencing distance of the site) as part of any formal planning application, it is unlikely that the Coal Authority would object to the proposed development.

As the Coal Authority's remit only extends to coal mining legacy, we cannot advise whether the identified ironstone workings would impact on the safety and stability of the redevelopment of this site development. Due consideration to the professional opinions made by Intégral Géotechnique (Wales) Limited will need to be taken into account by the LPA as part of their decision making process.

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

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*

Planning & Development Manager



www.decymru-tan.gov.uk



Hoffwch ni ar Facebook a Dilynwch ni ar Trydar/Twitter, Like us on Facebook and Follow us on Twitter, Instagram a Youtube!



www.southwales-fire.gov.uk



Instagram and Youtube!

From: Leo Horton-Taylor <leo.horton-taylor@dppukltd.com>

Sent: 13 February 2023 11:52

Cc: Osian Roberts <osian.roberts@dppukltd.com>; Cêt Roberts <cet.roberts@dppukltd.com>

Subject: PAC - Blessed Carlo Acutis School

Good Morning,

We give notice that Merthyr Tydfil County Borough Council is intending to apply for planning permission for the following development:

“Proposed demolition of existing school buildings and construction of a 3-16 school at the site of the existing, including sports facilities, and associated works (including landscaping, access and engineering works, temporary staff car park and construction compound, and temporary classrooms).”

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

Further information and all application documents in respect of the PAC can be found at the following web address:
<https://dppukltd.com/blessedcarlo/>

If you wish to make representations about this proposed development you must do so by the **13th March 2023**. We would encourage you to provide your comments either via the feedback form at the bottom of the web page or via email to consultation@dppukltd.com.

If you need any further information in addition to the documents available please do not hesitate to contact myself or my colleague Osian Roberts (cc'd).

Thanks in advance,

Leo

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

Leo Horton-Taylor

From: Marshall, Sean <s-marshall@southwales-fire.gov.uk>
Sent: 20 February 2023 14:41
To: Leo Horton-Taylor
Cc: Fire Safety (External)
Subject: RE: PAC - Blessed Carlo Acutis School

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Afternoon,

South Wales Fire and Rescue Service have looked at the application and agree with the application.

Further comment will be made at full planning application stage.

Kind Regards,

Sean.

Sean Marshall

Rheolwr Gorsaf Diogelwch Tân i Fusnesau

Diogelwch Tân i Fusnesau

Pencadlys Gwasanaeth Tân ac Achub De Cymru
Parc Busnes Forest View
Llantrisant.

CF72 8LX

Ffôn: 07909687248

Ffôn Symudol: 07909687248

E-mail: s-marshall@southwales-fire.gov.uk

Sean Marshall

Station Manager Business Fire Safety

Business Fire Safety

South Wales Fire and Rescue
Service Headquarters
Forest View Business Park
Llantrisant.

CF72 8LX

Phone: 07909687248

Mobile: 07909687248

E-mail: s-marshall@southwales-fire.gov.uk





PLANNING

DPP Planning

DESIGN

11-13 Penhill Road

Cardiff

CF11 9PQ

Tel: 029 2280 4890

E-mail: info@dppukltd.com

www.dppukltd.com

CARDIFF

LEEDS

LONDON

MANCHESTER

NEWCASTLE UPON TYNE