

Planning & Countryside Division
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

30th September 2020— by Planning Portal only

Our Ref: VAR-1405

Dear Sirs,

RE: DISCHARGE OF CONDITION 4 (DRAINAGE) RELATING TO PLANNING PERMISSION P/18/0209; FORMER MACKINTOSH HOTEL, ABERFAN ROAD, ABERFAN, MERTHYR TYDFIL

We write in connection with the above pre-commencement planning condition. Condition 4 of permission P/18/0209 states;

“No development shall commence until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the use of the development and retained in perpetuity.”

Diagram one below illustrates the existing site layout plan showing the subject corner plot with some private amenity space located to the rear, off the adopted lane. The majority of the site comprise concrete hardstand, with the area defined as ‘overgrown’ in diagram one understood to comprise a mixture of circa 70/30 spoil and concrete.

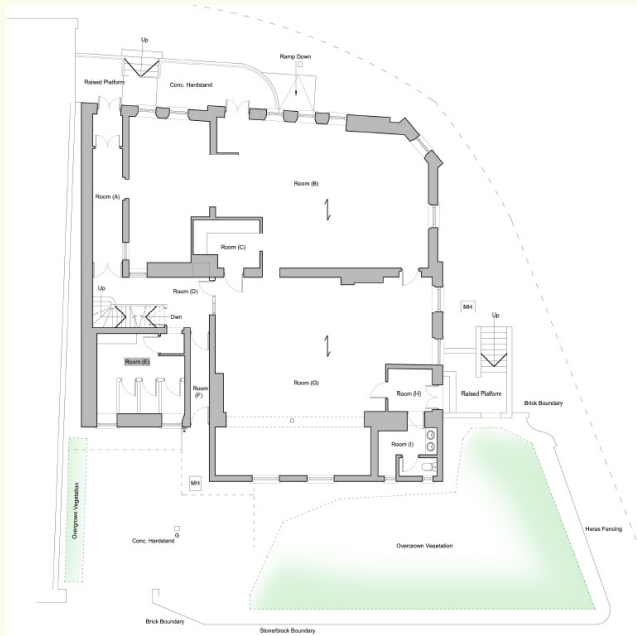


Diagram 1- Existing site layout plan

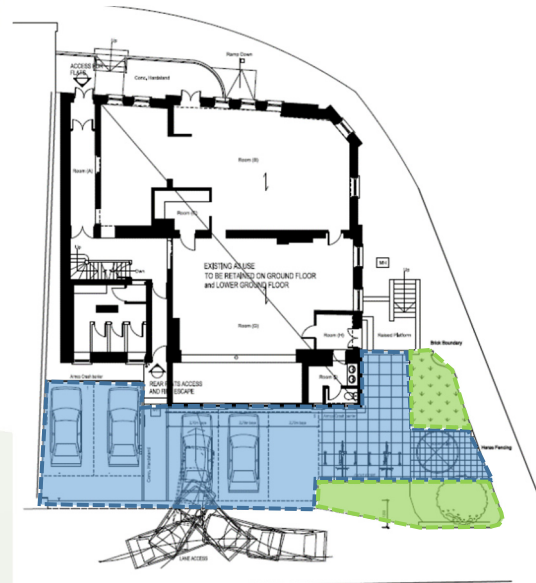


Diagram 2- Proposed site layout plan

Diagram 2 above illustrates the proposed site layout plan as approved by the planning authority with provisions for off-street parking provisions allocated to the rear of the site. The proposed landscape to this area shall consist of combination of pervious paving (denoted in blue hatch) to allow for natural seepage of the surface water- solution designed by Tobermore or similar; the Area denoted in green hatch shall comprise a mixture of soft landscape with planting and vegetation.

I also would refer you to the extensive site drainage survey commissioned by the applicant undertaken by Draintech which

shows the current drainage layout/ routes serving the property. You will note that much of the surface water is discharged along the junction of Angus Street and Aberfan Rd, and area which predominately comprises of concrete hardstand and forms part of the pedestrian access to the property. There are no changes in layout/ landscape to this area being proposed.

The planning condition presumably seeks to limit any additional pressure being exerted upon the existing drainage infrastructure by way of surface water disposal from this site, though with there being no additions created to the footprint of the building, we are of the considered opinion that there is no material change to the existing fall-back situation in so far as concerns surface water collection and disposal. To the contrary, we would consider the redevelopment scheme to offer benefits of sustainable drainage techniques being utilised and adopted through the use of pervious paving and the introduction of green soft landscaped areas.

We trust this letter is sufficient for the purposes of demonstrating that the methods of surface water disposal are no worse than the current fall-back position, and that the approved and intended landscape scheme would facilitate improvements to be made in this respect. We trust the council would concur and support the discharge of the said condition on this basis.

Should any aspect of this application cause any initial concerns, then we would be grateful to be given an opportunity to discuss this matter.

I trust the above are satisfactory for the purposes of processing the application, though should you require any further information, then please don't hesitate to contact me.

Many thanks.

Yours Sincerely

For and on behalf of Varco Consultants Ltd

Bilal Varma

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