

Appendix A - Copy of Site Notice and Site Notice Image

Date: 31st October 2019

Our Ref: EH/LG: 18.249

Tel: 02920 732 652

www.asbriplanning.co.uk

SITE NOTICE

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Demolition of bungalow, construction of residential development, landscaping, parking and associated works Land to the north of Crabtree Walk, Trefechan, Merthyr Tydfil

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.

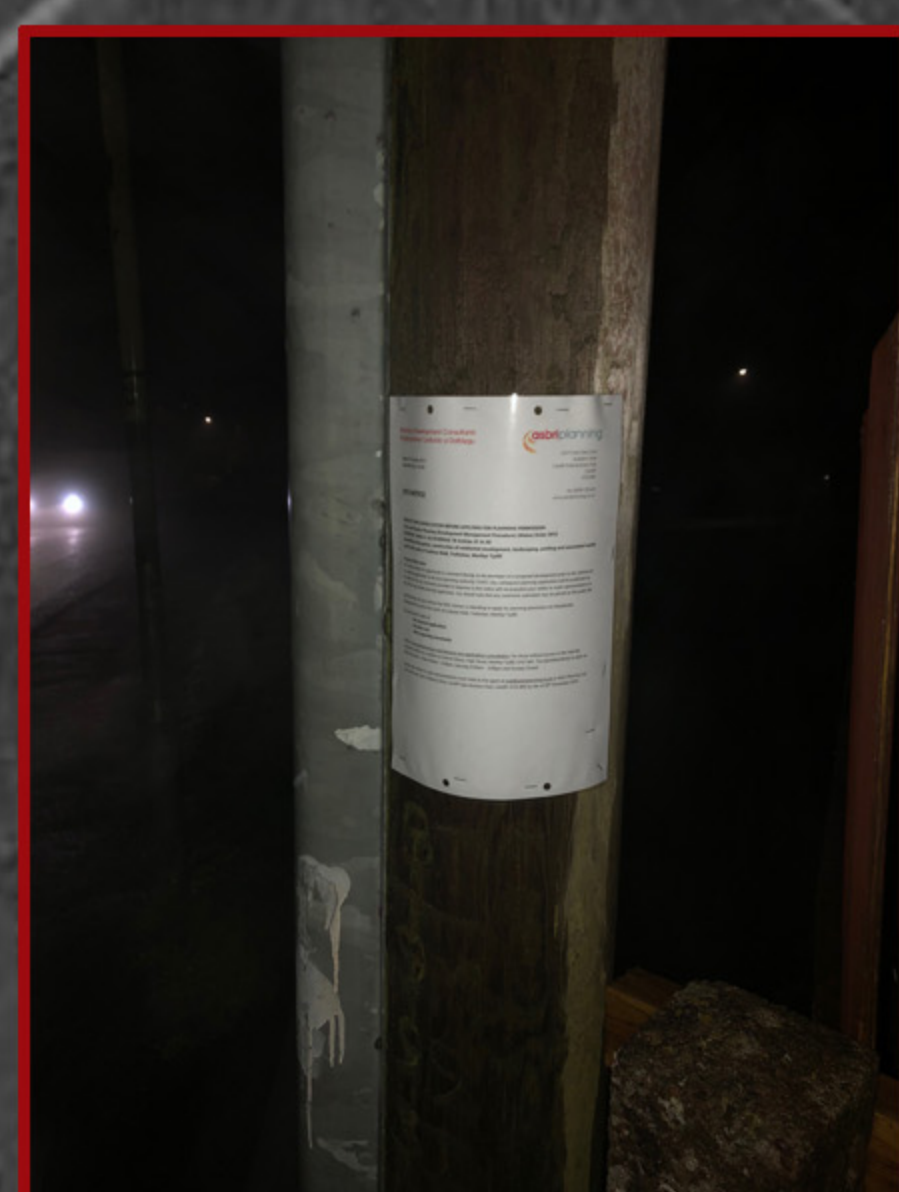
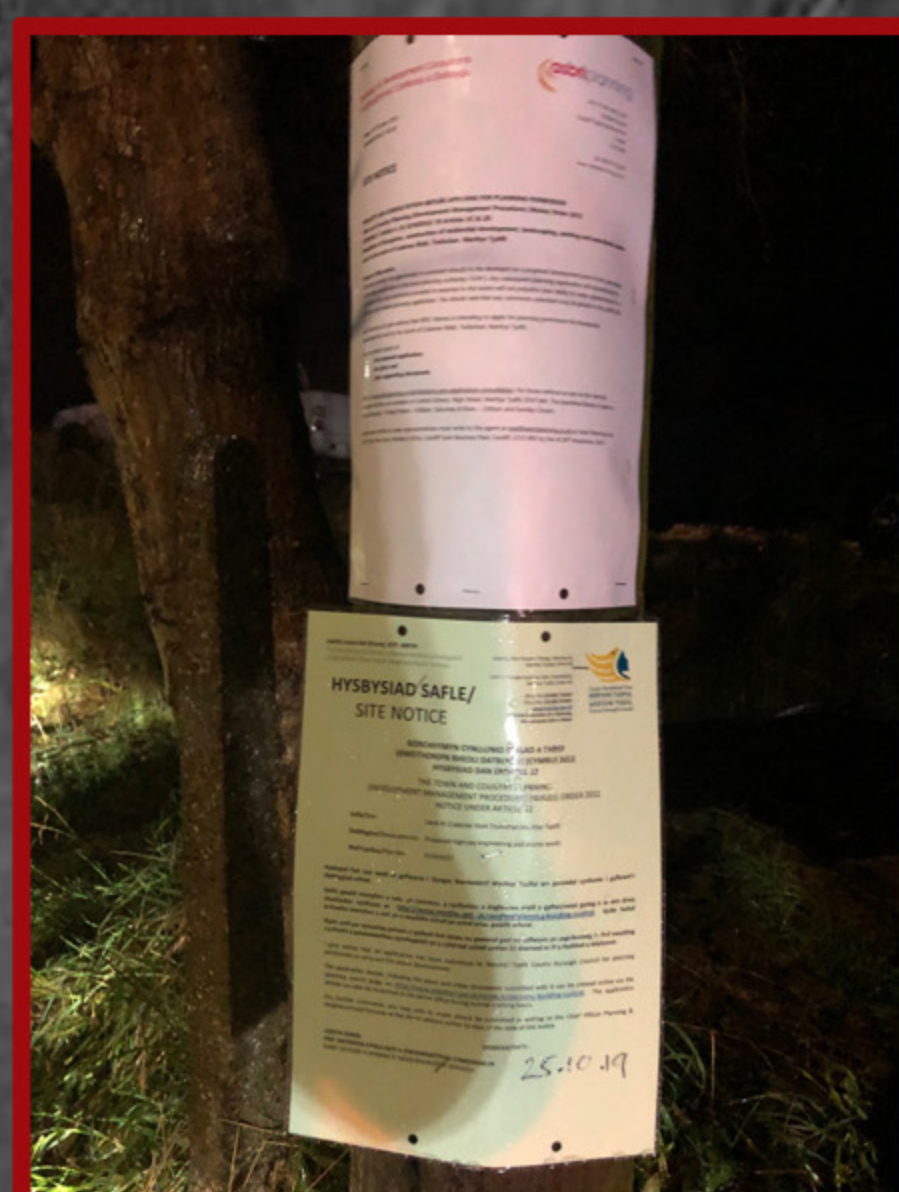
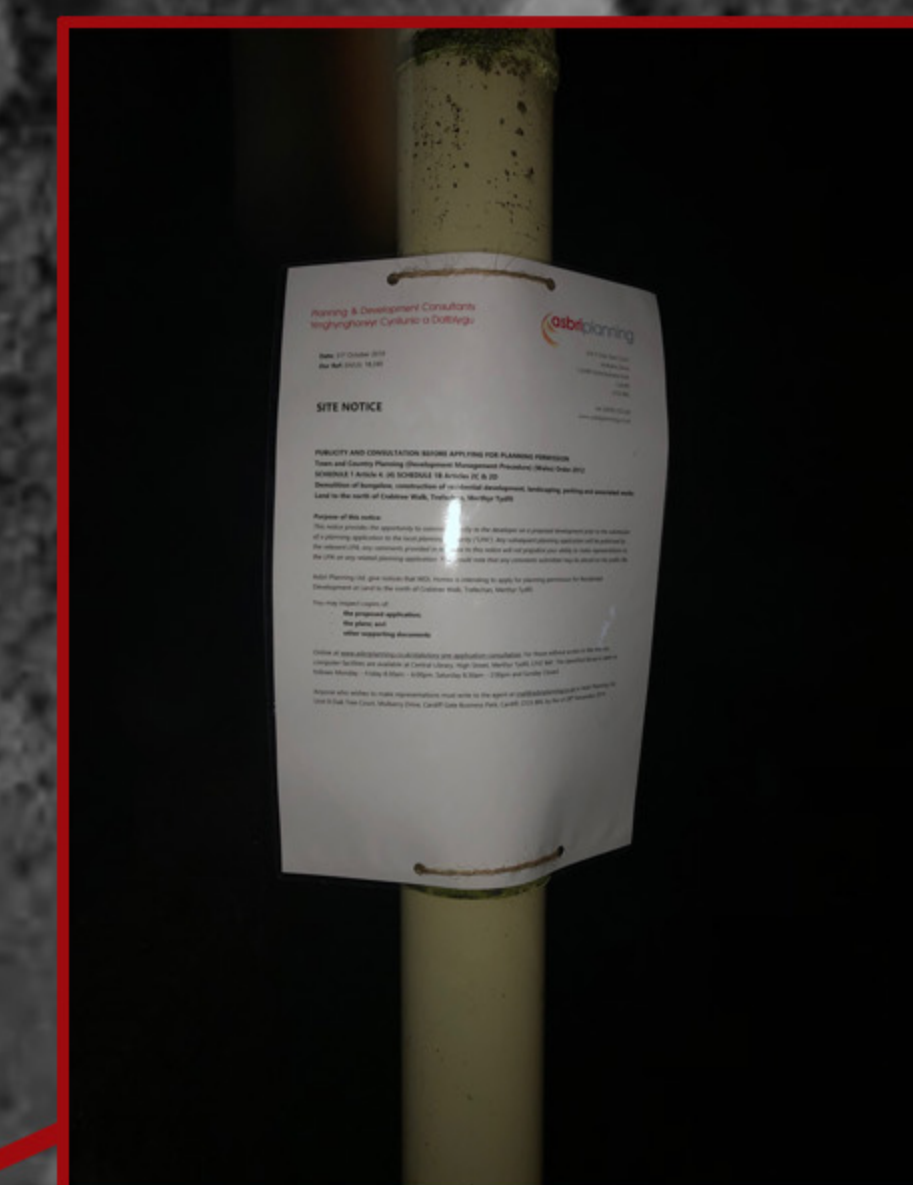
Asbri Planning Ltd. give notices that WDL Homes is intending to apply for planning permission for Residential Development at Land to the north of Crabtree Walk, Trefechan, Merthyr Tydfil.

You may inspect copies of:

- **the proposed application;**
- **the plans; and**
- **other supporting documents**

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Central Library, High Street, Merthyr Tydfil, CF47 8AF. The identified library is open as follows Monday – Friday 8:30am – 6:00pm, Saturday 8:30am – 2:00pm and Sunday Closed.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the of 28th November 2019.



Appendix B - List of the addresses of
adjoining land owners and/or occupiers and
a copy of the notice issued

Add1	Add2	Add3	Add4	Add5	Add6
MV Homes Clive Simkiss	Clive.Simkiss@mvhomes.org.uk				
Davies Homes	1st Floor 7 Gelliwastad Road	Pontypridd	RCT	CF37 2BP	
Owner/Occupier	Mire Monte	Crabtree Walk	Trefechan	CF48 2EY	
Owner/Occupier	Caerllwyn	Crabtree Walk	Trefechan	CF48 2EY	
Owner/Occupier	Merthyr Tydfil Golf Club	Cloth Hall Lane	Cefn Coed	Merthyr Tydfil	CF48 2NT
Owner/Occupier	Tir Egyrd Farm	Llwydcoed	Aberdare	RCT	CF44 0BX
Owner/Occupier	21 Crabtree Walk	Trefechan	Merthyr Tydfil	CF48 2EY	
Owner/Occupier	23 Crabtree Walk	Trefechan	Merthyr Tydfil	CF48 2EY	
Owner/Occupier	25 Crabtree Walk	Trefechan	Merthyr Tydfil	CF48 2EY	
Owner/Occupier	27 Crabtree Walk	Trefechan	Merthyr Tydfil	CF48 2EY	
Owner/Occupier	29 Crabtree Walk	Trefechan	Merthyr Tydfil	CF48 2EY	
Owner/Occupier	31 Crabtree Walk	Trefechan	Merthyr Tydfil	CF48 2EY	
Owner/Occupier	33 Crabtree Walk	Trefechan	Merthyr Tydfil	CF48 2EY	
Owner/Occupier	35 Crabtree Walk	Trefechan	Merthyr Tydfil	CF48 2EY	
Owner/Occupier	37 Crabtree Walk	Trefechan	Merthyr Tydfil	CF48 2EY	
Owner/Occupier	39 Crabtree Walk	Trefechan	Merthyr Tydfil	CF48 2EY	
Owner/Occupier	41 Crabtree Walk	Trefechan	Merthyr Tydfil	CF48 2EY	
Owner/Occupier	43 Crabtree Walk	Trefechan	Merthyr Tydfil	CF48 2EY	
Owner/Occupier	1 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	1A Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	2 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	2A Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	3 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	3A Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	

Owner/Occupier	4 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	4A Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	5 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	5A Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	6 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	6A Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	7 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	7A Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	8 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	8A Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	9 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	10 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	11 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	12 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	13 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	14 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	15 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	16 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	18 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	20 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	22 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	24 Hawthorn Hill	Trefechan	Merthyr Tydfil	CF48 2ES	
Owner/Occupier	7 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	
Owner/Occupier	9 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	
Owner/Occupier	11 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	

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Owner/Occupier	51 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	
Owner/Occupier	53 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	
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Owner/Occupier	57 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	
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Owner/Occupier	71 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	
Owner/Occupier	73 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	
Owner/Occupier	75 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	
Owner/Occupier	77 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	
Owner/Occupier	79 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	
Owner/Occupier	81 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	
Owner/Occupier	83 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	
Owner/Occupier	85 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	
Owner/Occupier	87 Sweet Water Park	Trefechan	Merthyr Tydfil	CF48 2LF	

Add 1	Add 2	Add 3
Local Member	Cllr. Howard Barrett	Howard.Barrett@merthyr.gov.uk
Local Member	Cllr. Lisa Mytton	Lisa.Mytton@merthyr.gov.uk

Consultee Name	Email Address	
Trunk Road Agency	LGCDDevelopmentControlSouth@Wales.gsi.gov.uk	
Local Highway Authority	Gerald.Coughlan@merthyr.gov.uk	highways@merthyr.gov.uk
The Coal Authority	planningconsultation@coal.gov.uk	
Natural Resources Body for Wales	southeastplanning@cyfoethnatu riolcymru.gov.uk	
Cadw	cadw@gov.wales	
Agricultural Land	lqas@gov.wales	
The water and sewerage undertaker concerned	developer.services@dwrcymru.com	-
Brecon Beacons National Park Authority	planning.enquiries@beacons.gov.uk	

Consultee Name	Address
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National Grid	plantprotection@nationalgrid.com
GGAT	planning@ggat.org.uk
Western Power	wpdnewsupplies@westernpower.co.uk
Tom Bramley	tom.bramley@merthyr.gov.uk

Date: 31st October 2019

Our Ref: EH/LG: 18.249

«Add1»

«Add2_»

«Add3»

«Add4_»

«Add5_»

«Add6»

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir / Madam

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

**Demolition of bungalow, construction of residential development, landscaping, parking and associated works
Land to the north of Crabtree Walk, Trefechan, Merthyr Tydfil**

Asbri Planning Ltd. has been commissioned by WDL Homes in respect of the proposed residential development at Land to the north of Crabtree Walk, Trefechan, Merthyr Tydfil. As the scheme constitutes a major development, a pre-application consultation period is required in order to provide those who may be interested in the proposals with an opportunity to view the draft application package and express their views.

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.

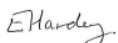
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- the plans; and
- other supporting documents

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Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 28th November 2019.

Yours sincerely,



Emma Harding
Principal Planner

Appendix C - Screenshot of the Asbri Planning Website



CRABTREE WALK, TREFECHAN, MERTHYR TYDFIL

[Home](#) » [Consultations](#) » [Statutory Pre-Application Consultation](#) » [Crabtree Walk, Trefechan, Merthyr Tydfil](#)

**CRABTREE WALK, TREFECHAN, MERTHYR
TYDFIL**



Crabtree Walk, Trefechan

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https://www.asbriplanning.co.uk/statutory-pre-application-consultation/trefachan-merthyr/

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About us

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Bing Maps - Director

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Bitly URL Shortener

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FloodScreen

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Fujitsu CEMEA&I

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Grid Reference Finder

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historicwales.gov

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https://www.gov.uk/g

☆

MiVoice Office 250

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Asbri Planning Ltd. has been commissioned by WDL Homes to undertake pre-application consultation in respect of the full application for residential development at Land to the north of Crabtree Walk, Trefechan, Merthyr Tydfil.

We give notice that WDL Homes is intending to apply to Merthyr Tydfil County Borough Council for the following development;

Demolition of bungalow, construction of residential development, landscaping, parking and associated works

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. Computer facilities are available at Central Library, High Street, Merthyr Tydfil, CF47 8AF The identified library is open as follows Monday – Friday 8:30am – 6:00pm, Saturday 8:30am – 2:00pm and Sunday Closed.

Anyone who wishes to make representations about this proposed development must do so by the 28th November 2019, we would encourage you to e-mail these to mail@asbriplanning.co.uk, alternatively please download the [attached form](#), and send them to;

Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS.

Supporting Documents

[Planning Application Forms](#)

[Planning Statement](#)

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Planning Application Forms

Planning Statement.

Design and Access Statement

Transport Assessment

Flood Risk Assessment and Drainage Strategy

Archaeological and Heritage Assessment

ASIDOHL Assessment

Borehole Soakaway Testing

Phase 1 Ecology Survey

Tree Report

Landscape and Visual Appraisal

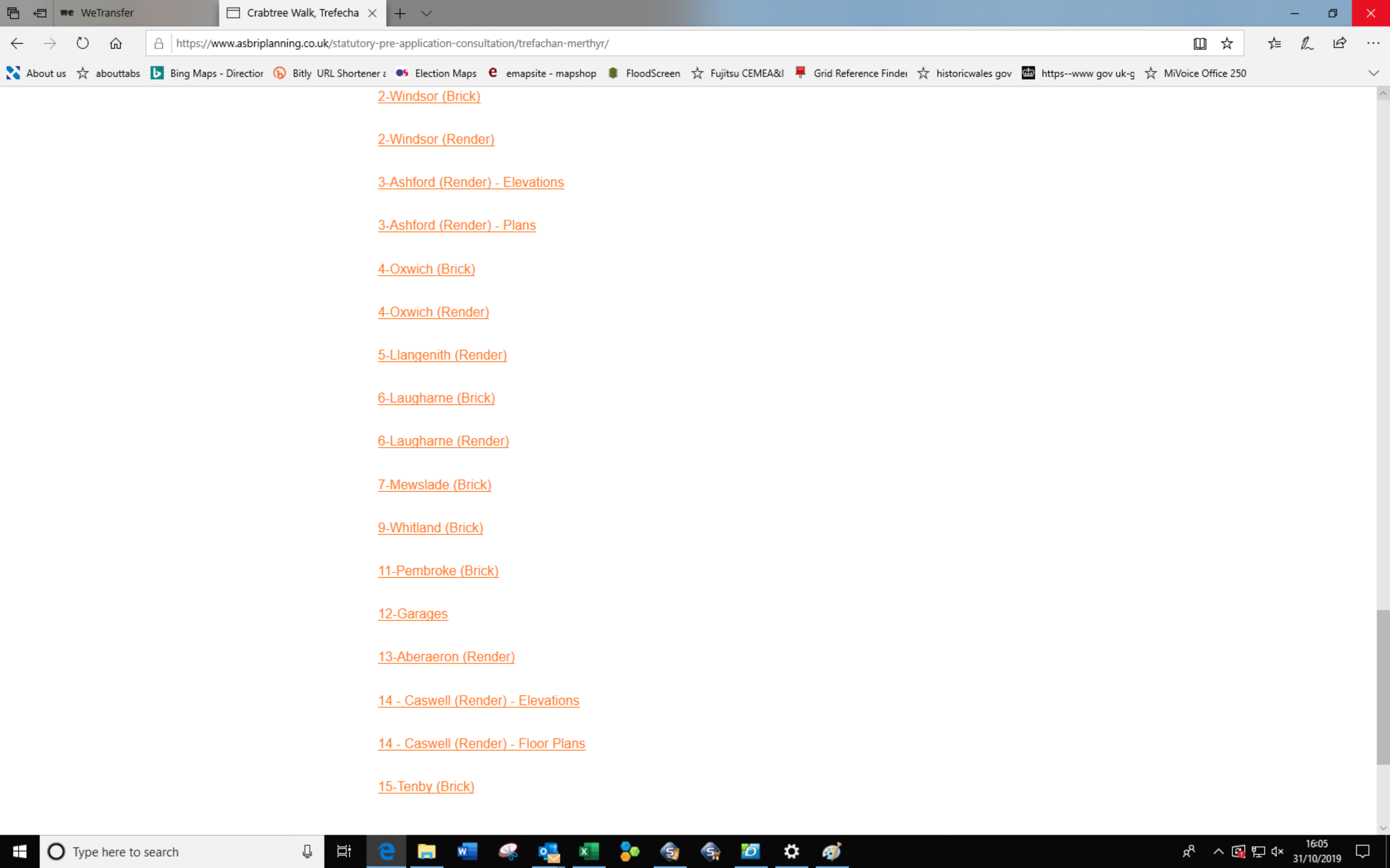
Landscape and Visual Appraisal Appendices

Biodiversity Strategy

Plans

Site Layout Plan

Site Location Plan



[2-Windsor \(Brick\)](#)

[2-Windsor \(Render\)](#)

[3-Ashford \(Render\) - Elevations](#)

[3-Ashford \(Render\) - Plans](#)

[4-Oxwich \(Brick\)](#)

[4-Oxwich \(Render\)](#)

[5-Llangenith \(Render\)](#)

[6-Laugharne \(Brick\)](#)

[6-Laugharne \(Render\)](#)

[7-Mewslade \(Brick\)](#)

[9-Whitland \(Brick\)](#)

[11-Pembroke \(Brick\)](#)

[12-Garages](#)

[13-Aberaeron \(Render\)](#)

[14 - Caswell \(Render\) - Elevations](#)

[14 - Caswell \(Render\) - Floor Plans](#)

[15-Tenby \(Brick\)](#)