

Appendix D - Copy of notice issued to community consultees (Schedule 1B)

Date: 31st October 2019

Our Ref: EH/LG: 18.249

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

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

«Add_1»
«Add_2»
«Add_3»
«Add_4»
«Add_5»
«Add_6_»
«Add_7»

Dear X,

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. 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.

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.

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.

Yours sincerely,



Emma Harding
Principal Planner

Appendix E - Copy of all notices issued to specialist consultees (Schedule 1C)

Date: 31st October 2019

Our Ref: EH/LG: 18.249

Trunk Road Agency
LGCDDevelopmentControlSouth@Wales.gsi.gov.uk

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

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

**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. 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.

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

A copy of the proposed application; plans; and other supporting documents can be viewed online at
<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to 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

Date: 31st October 2019

Our Ref: EH/LG: 18.249

Local Highway Authority
Gerald.Coughlan@merthyr.gov.uk

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

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

**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. 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.

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

A copy of the proposed application; plans; and other supporting documents can be viewed online at
<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 28th November 2019.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'E Harding'.

Emma Harding
Principal Planner

Date: 31st October 2019

Our Ref: EH/LG: 18.249

The Coal Authority
planningconsultation@coal.gov.uk

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

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

**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. 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.

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

A copy of the proposed application; plans; and other supporting documents can be viewed online at
<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 28th November 2019.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'E Harding'.

Emma Harding
Principal Planner

Date: 31st October 2019

Our Ref: EH/LG: 18.249

Natural Resources Body for Wales
southeastplanning@cyfoethnaturiolcymru.gov.uk

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

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

**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. 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.

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

A copy of the proposed application; plans; and other supporting documents can be viewed online at
<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to 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

Date: 31st October 2019

Our Ref: EH/LG: 18.249

Cadw
cadw@gov.wales

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

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

**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. 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.

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

A copy of the proposed application; plans; and other supporting documents can be viewed online at
<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 28th November 2019.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'E Harding'.

Emma Harding
Principal Planner

Date: 31st October 2019

Our Ref: EH/LG: 18.249

Agricultural Land
lqas@gov.wales

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

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

**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. 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.

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

A copy of the proposed application; plans; and other supporting documents can be viewed online at
<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to 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

Date: 31st October 2019

Our Ref: EH/LG: 18.249

The water and sewerage undertaken concerned
developer.services@dwrcymru.com

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

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

**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. 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.

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

A copy of the proposed application; plans; and other supporting documents can be viewed online at
<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 28th November 2019.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'E Harding'.

Emma Harding
Principal Planner

Date: 31st October 2019

Our Ref: EH/LG: 18.249

Brecon Beacons National Park Authority
planning.enquiries@beacons.gov.uk

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

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

**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. 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.

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

A copy of the proposed application; plans; and other supporting documents can be viewed online at
<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 28th November 2019.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'E Harding'.

Emma Harding
Principal Planner

Appendix F - Responses received from specialist consultees

Emma Harding

From: Kate Stevens
Sent: 27 November 2019 09:17
To: Emma Harding; Liam Griffiths
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D - Land North of Crabtree Walk, Trefechan
Attachments: Local Highway Authority.pdf

From: Coughlan, Gerald <Gerald.Coughlan@merthyr.gov.uk>
Sent: 26 November 2019 15:52
To: Kate Stevens <Kate@asbriplanning.co.uk>
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D - Land North of Crabtree Walk, Trefechan

Kate – some initial comments

- a) Transport Assessment is designed for 50 dwellings although proposal later refers to 45 dwellings
- b) previous planning approval for site P/76/0445 was for 82 dwellings . No conditions were discharged however work commenced in the early 1980's.
- c) references to various current documentations, including Active Travel
- d) summary states ' it is considered that the proposed development is sustainably located in transport terms with regards access to both public transport and active travel network'.
- e) on the days of the travel survey the highway network was working normally i.e. no road works/operations
- f) no reference to on-street car parking or lack of off-street provision
- g) boreholing information suggests that soakaways may be feasible , however additional testing will be necessary after installation, borehole design will need to robustly seal off infiltration zone, all sewers to be sealed and pressure tested, maintenance regime will be necessary also .

Above is brief reference to the information provided.

Information states that additional testing/works will be required to substantiate the possible design off a soakaway system to accommodate the housing proposal. Due to the complexity of the works undertaken, assumptions subject to additional testing works and potential future approvals we consider that, 'specialist assistance', will be required to analyse any future additional suggested information arrived at. No definitive acceptance in principle of this suggested soakaway system can be given at this time.

Highway proposals are generally acceptable however no acknowledgement of the existing on-street parking is a concern with regards safe traffic movement for both existing and proposed highway users.

Any initial queries please get back to me.

Gerald

From: Kate Stevens [<mailto:Kate@asbriplanning.co.uk>]
Sent: 31 October 2019 16:23
To: Coughlan, Gerald <Gerald.Coughlan@merthyr.gov.uk>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D - Land North of Crabtree Walk, Trefechan

*****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.*****

Please see attached

Kate Stevens – Office Manager

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



Cardiff | Swansea



This communication may contain information that is confidential and may also be privileged. If you are not the addressee please note that distribution, copying or use of the information is prohibited. If you have received this communication in error, please advise us immediately. It is the recipient's responsibility to take any action necessary to prevent computer viruses being admitted. Accordingly, Asbri Planning Limited disclaims any responsibility for occurrences arising directly or indirectly from such transmission of computer viruses. The views and opinions expressed in this e-mail are the author's own and may not reflect the views and opinions of Asbri Planning Limited.

Croesawn ohebu yn Gymraeg a fydd hyn ddim yn arwain at oedi.

Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac wedi'u bwriadu ar gyfer pwy bynnag y cyfeirir ef ato neu atynt. Mae cynnwys yr e-bost hwn cynrychioli barn y sawl a enwir uchod, felly nid ydyw'n dilyn ei fod yn cynrychioli barn Cyngor Bwrdeistref Sirol Merthyr Tudful.

Darllenwch ein [hysbysiadau preifatrwydd](#) i ddarganfod mwy am sut rydym yn defnyddio eich gwybodaeth bersonol.

Cyngor Bwrdeistref Sirol Merthyr Tudful

Canolfan Dinesig
Stryd Y Castell
Merthyr Tudful
CF47 8AN

Teleffon: 01685 725000

We welcome correspondence in Welsh and this will not lead to a delay.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. The contents of this e-mail represent the views of the individual(s) named above and do not necessarily represent the views of Merthyr Tydfil County Borough Council.

Please read our [privacy notices](#) to find out more about how we use your personal information.

Merthyr Tydfil County Borough Council

Civic Centre
Castle Street
Merthyr Tydfil
CF47 8AN

Telephone: 01685 725000



<http://www.merthyr.gov.uk>

Checked for spam and viruses

<http://www.canit.akauk.net/>

Advice : HSL-191115111521-744 DO NOT ADVISE AGAINST

Your Ref: 18.249

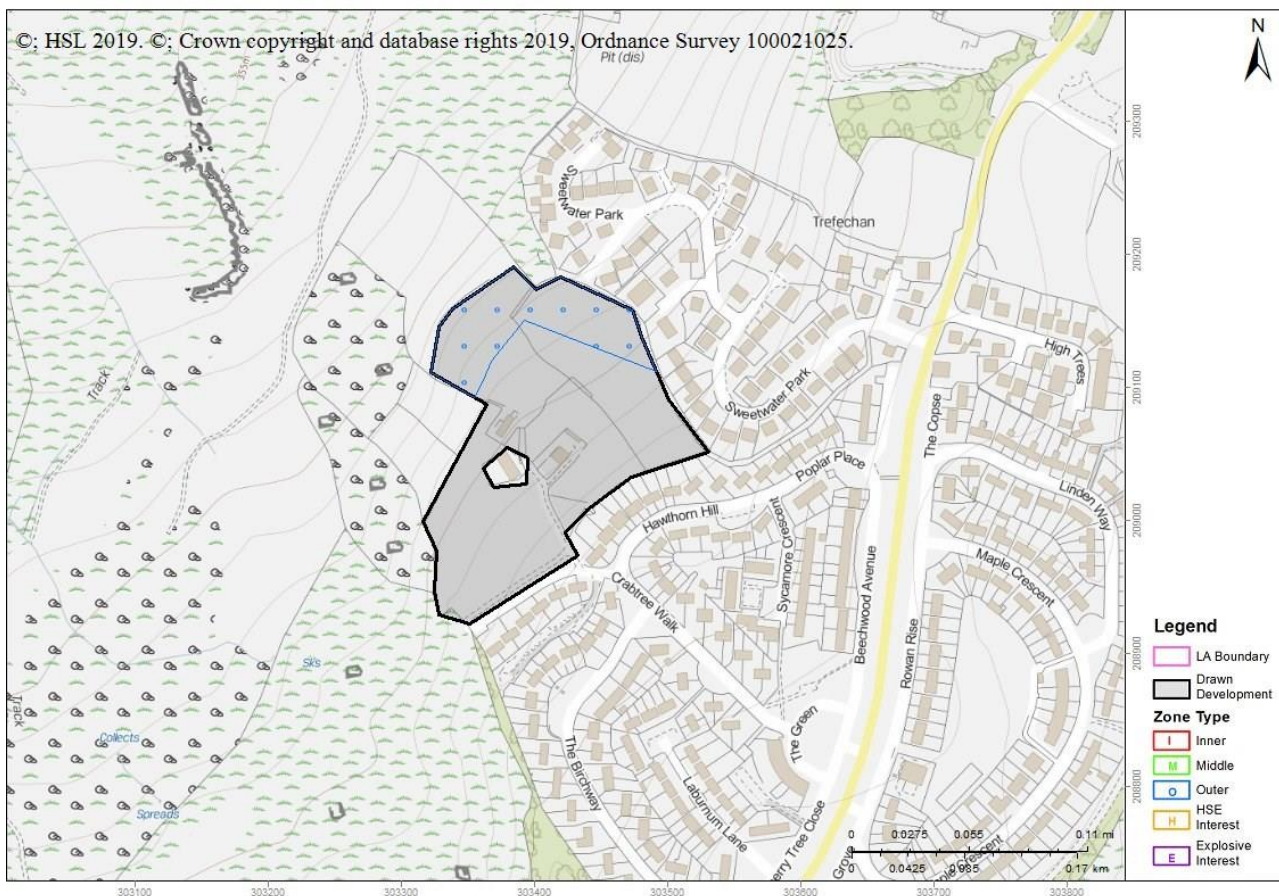
Development Name: Trefechan - 15/11/2019

Comments:

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of Asbri Planning Ltd.

HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.

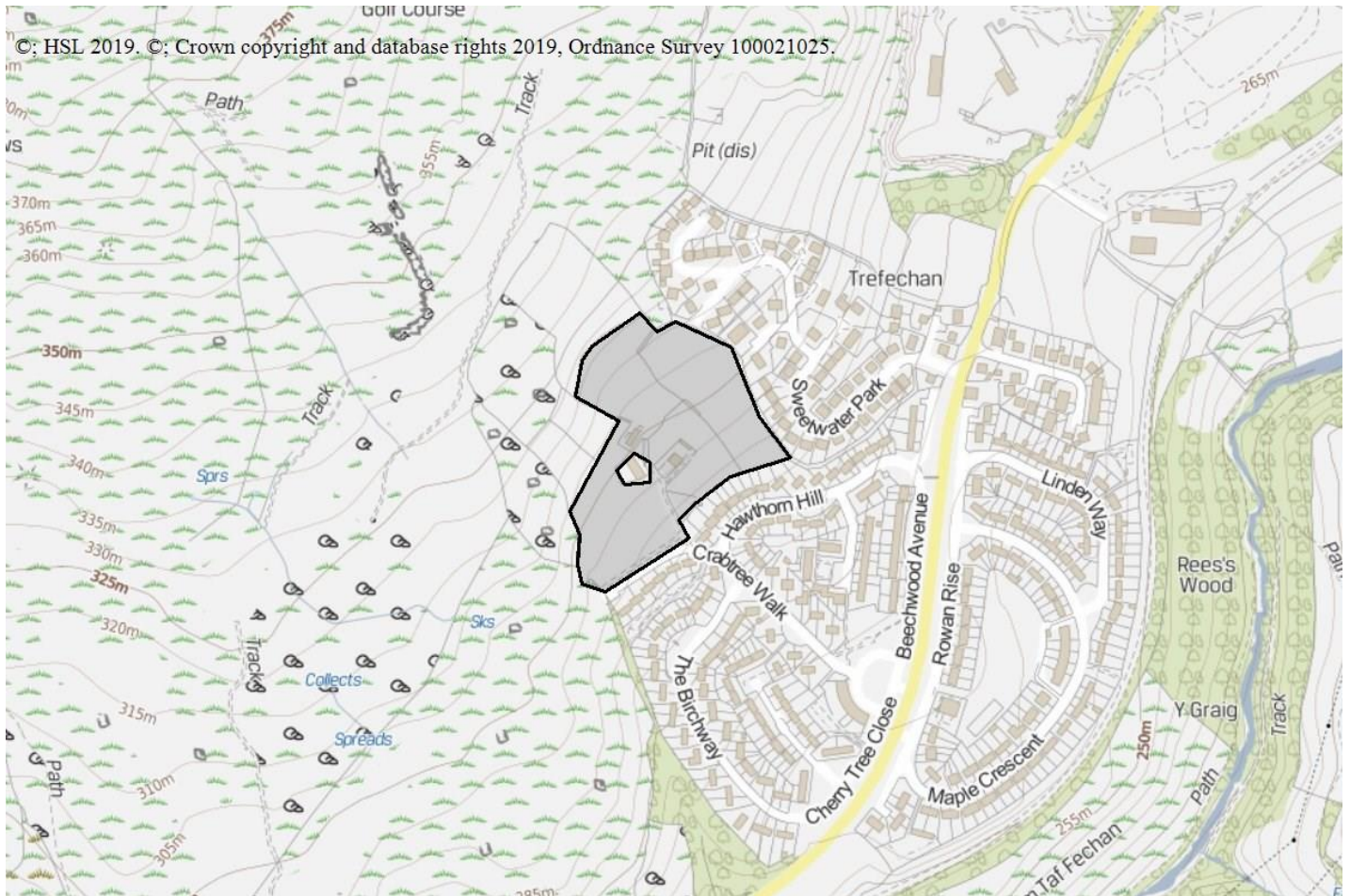


Commercial In Confidence

Breakdown:

Housing DAA

How many dwelling units are there (that lie partly or wholly within a consultation distance)? More than 30



Pipelines

7286_1555 National Grid Gas PLC

As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case. There are two particular reasons for this:

- The operator may have a legal interest (easement, wayleave etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline.
- The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain proximity of the pipeline. Consequently there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.

HSE's advice is based on the situation as currently exists, our advice in this case will not be altered by the outcome of any consultation you may have with the pipeline operator.

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 18 November 2019.

Note that any changes in the information concerning this development would require it to be re-submitted.

Emma Harding

From: South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk>
Sent: 12 November 2019 14:28
To: Mail Asbriplanning
Subject: Stat Pre-App - Land North of Crabtree Walk, Trefechan (Stat Pre-App) - NRW
Response NRW:01212478

Dear Sir /Madam

I refer to your email dated 31 October 2019 and statutory pre-application consultation for the above.

Under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the Order), we should be consulted where the proposed development falls within one of the categories set out in Schedule 4 of the Order where the Natural Resources Body for Wales is an identified specialist consultee. Any pre-application consultation submitted to us under the Order should be supported by the requisite notice and documents described in the Order. Here is a link to the development management procedure amendment where the schedule notice is included, along with the table of who should be consulted:

<http://www.assembly.wales/laid%20documents/sub-ld10539/sub-ld10539-e.pdf>

Please note, when consulted, our comments will only relate specifically to matters listed in our [Consultation Topics](#) document (September 2018). We will not consider potential effects on other matters, and therefore *cannot rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.*

Having considered the information submitted, it does not appear that we are an identified specialist consultee in accordance with Schedule 4 of the Order and therefore we have no comments to make on this pre-application consultation. If you believe this to be incorrect, please contact us, giving reasons and we will reconsider our position.

Please note, in addition to planning permission, it is the applicant's responsibility to ensure that they secure all other permits/consents relevant to their development.

Kind Regards

Annabelle Evans

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: 03000 655027

www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Miss Emma Harding
Asbri Planning Ltd.
Oak Tree Court Unit 9
Cardiff Gate Business Park
Cardiff
CF23 8RS

Date: 21/11/2019
Our Ref: PPA0004456

Dear Miss Harding

Grid Ref: 303405 209066

Site Address: Land to north of Crabtree Walk, Trefechan

Development: Schedule 1C Article 2D - Demolition of bungalow, construction of residential development, landscaping, parking and associated works.

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

We refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 31/10/2019, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted we 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:

SEWERAGE

We have no objection for the domestic foul flows generated from this development to connect to the public sewer.

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales. However, we note that surface water will be discharged from the site via SuDS features including; rain gardens, swales, porous paving and ponds and we welcome this approach as a more sustainable alternative to a public sewer.

Please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

WATER SUPPLY

The proposed development is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP7 (years 2020 to 2025). In order to establish what would be required to serve the site with an adequate water supply, it will be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network. For the developer to obtain a quotation for the hydraulic modelling assessment, we will require a fee of £250 + VAT.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

From: Arwel.Williams@gov.wales on behalf of LQAS@gov.wales
Sent: 06 November 2019 17:21
To: Kate Stevens
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D - Land North of Crabtree Walk, Trefechan

Dear Kate Stevens,

Re: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D – Land North of Crabtree Walk, Trefechan, Merthyr Tydfil.

Thank you for the formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, concerning agricultural land quality and the application of BMV policy. This advice relates to technical information only; not the merits or otherwise of the proposal.

1. Agricultural Land Classification (ALC):

The Department has not previously surveyed the site. According to the Predictive ALC Map, the land is likely to be Grade 4.

2. Advice:

An ALC survey is not required for this site as it is unlikely to include BMV land. Therefore the BMV Land Policy (PPW Paragraph 3.54 & 3.55) does not apply to this application.

Should the Department be consulted by the LPA, this would be under arrangements given in TAN6, Annex B6 and relate to technical advice only; not the merits or otherwise of the proposal.

Regards

Arwel Wyn Williams
Cyngorydd Polisi Pridd a Defnydd Tir Amaethyddol / Agricultural Land Use & Soil Policy Advisor
Is-adran Tir, Natur a Choedwigaeth / Land, Nature and Forestry Division
Llywodraeth Cymru / Welsh Government
Doc Victoria / Victoria Dock, Caernarfon, Gwynedd. LL55 1TH
Ffôn / Tel: 0300 025 2052
Symudol / Mobile: 07791 269 594
E-bost: arwel.williams@llyw.cymru / E-mail: arwel.williams@gov.wales
Ar y We / Internet: www.llyw.cymru / www.gov.wales

The logo for CYMRU (Wales) is located in the bottom left corner. It features the word 'CYMRU' in a stylized, bold, black font. The letters are slightly slanted and have a textured, almost hand-drawn appearance.

From: Kate Stevens <Kate@asbriplanning.co.uk>

Sent: 31 October 2019 16:22

To: LQAS <LQAS@gov.wales>

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D - Land North of Crabtree Walk, Trefechan

Please see attached

Kate Stevens – Office Manager

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



Cardiff | Swansea



This communication may contain information that is confidential and may also be privileged. If you are not the addressee please note that distribution, copying or use of the information is prohibited. If you have received this communication in error, please advise us immediately. It is the recipient's responsibility to take any action necessary to prevent computer viruses being admitted. Accordingly, Asbri Planning Limited disclaims any responsibility for occurrences arising directly or indirectly from such transmission of computer viruses. The views and opinions expressed in this e-mail are the author's own and may not reflect the views and opinions of Asbri Planning Limited.

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding. Checked for spam and viruses

<http://www.canit.akauk.net/>



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

Date: 2nd December 2019
Officer: Kate Glover
Our Ref: 19/18011/SPACON
Your Ref:

Dear Kate Stevens,

Article 2D of the Town and Country Planning (Development Management Procedures) (Wales) Order 2012 (Amended)

Proposal: "Demolition of bungalow, construction of residential development, landscaping, parking and associated works."

Address: Land To The North Of Crabtree Walk, Trefechan, Merthyr Tydfil

I write with reference to the above pre-application consultation received 4th November 2019 regarding the above proposed development.

We understand Asbri Planning intends to submit a planning application to, and on behalf of, WDL Homes Ltd for a new residential development of which would be located on the northern fringe of Merthyr Tydfil. An existing bungalow and associated buildings will be demolished to make way for the proposed residential estate. At its closest point the site is approximately 50m distant from the boundary of Brecon Beacons National Park Authority (NPA).

We set out below some background on the NPA's policy and legal context.

Background

Policy and legal context

Section 63 of the Environment Act (1995) sets out the statutory purposes of the National Park as follows:-

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and
- To promote opportunities for the public understanding and enjoyment of the special qualities of the National Park

In accordance with section 62(2) of the Environment, any relevant Authority shall have regard to National Park purposes when performing any functions in relation to, or so as to affect, land in a National Park. Relevant Authorities include public bodies, government departments, local authorities and statutory undertakers.

The Special Qualities of the National Park may be significantly impacted by development proposals on the fringes of the National Park. The Brecon Beacons National Park Management Plan 2015-2020 defines the Special Qualities of the Brecon Beacons National Park as follows:



Awdurdod Parc Cenedlaethol Bannau Brycheiniog
Plas y Ffynnon, Ffordd Cambrian, Aberhonddu, Powys, LD3 7HP
Ffôn: (01874) 624437
E-bost: ymholiadau@beacons-npa.gov.uk
Safle ar y we: www.beacons-npa.gov.uk
Mae'r Awdurdod yn croesawu gohebiaeth yn y Gymraeg neu'r Saesneg

Brecon Beacons National Park Authority
Plas y Ffynnon, Cambrian Way, Brecon, Powys, LD3 7HP
Telephone: (01874) 624437
E-mail: enquiries@beacons-npa.gov.uk
Website: www.beacons-npa.gov.uk
The Authority welcomes correspondence in Welsh or English



- A feeling of **vitality and healthfulness** that comes from enjoying the Park's fresh air, clean water, rural setting, open land and locally produced foods.
- A **sense of place and cultural identity** - "Welshness" - characterised by the use of the indigenous Welsh language, religious and spiritual connections, unique customs and events, traditional foods and crafts, relatively unspoilt historic towns, villages and family farms. The continued practices of traditional skills developed by local inhabitants to live and earn a living here, such as common land practices and grazing.
- A **sense of discovery** where people are able to explore the Park's hidden secrets and stories such as genealogical histories, prehistoric ritual sites, medieval rural settlements, early industrial sites, local myths, legends and geological treasures.
- The Park's **sweeping grandeur and outstanding natural beauty** observed across a variety of harmoniously connected landscapes, including marvellous gorges and waterfalls, classic karst geology with caves and sink holes, contrasting glacial landforms such as cliffs and broad valleys carved from old red sandstone and prominent hilltops with extensive views in all directions.
- A **working, living "patchwork" of contrasting patterns, colours, and textures** comprising of well-maintained farmed landscapes, open uplands, lakes and meandering rivers punctuated by small-scale woodlands, country lanes, hedgerows, stone walls and scattered settlements.
- **Extensive and widespread access to the Park's diversity of wildlife and richness of semi-natural habitats**, such as native woodlands, heathland and grassland, natural lakes and riparian habitats, ancient hedgerows, limestone pavement and blanket bogs including those of international and national importance.
- In the context of the UK, **geographically rugged, remote and challenging landscapes**.
- **Enjoyable and accessible countryside** with extensive, widespread and varied opportunities to pursue walking, cycling, fishing, water-based activities and other forms of sustainable recreation or relaxation.
- **An intimate sense of community** where small, pastoral towns and villages are comparatively safe, friendly, welcoming and retain a spirit of cooperation.

Planning Policy Wales (PPW) (Edition 10) acknowledges the statutory purposes of National Parks and references the "Sandford Principle", whereby if there is a conflict between the statutory purposes, greater weight shall be given to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage. PPW states that *"planning authorities have a statutory duty to have regard to National Parks and AONB purposes. This duty applies in relation to all activities affecting National Parks and AONBs, whether those activities lie within, or in the setting of, the designated areas"* (see para 6.3.5).

Draft Planning Application Submission Package

From the information submitted it is understood the application site measures approximately 2.8 hectares and the land is within the settlement boundary of Merthyr Tydfil. We cannot find any evidence that the site is allocated as a residential housing site or that the site is a commitment in the Local Development Plan.

The supporting information refers to correspondence from the Authority (presumably this is Merthyr Tydfil County Borough Council) dated the 16th August 1982, relating to the implementation of a planning permission for the construction of 88 dwellings.



Awdurdod Parc Cenedlaethol Bannau Brycheiniog
Plas y Ffynnon, Ffordd Cambrian, Aberhonddu, Powys, LD3 7HP
Ffôn: (01874) 624437
E-bost: ymholiadau@beacons-npa.gov.uk
Safle ar y we: www.beacons-npa.gov.uk
Mae'r Awdurdod yn croesawu gohebiaeth yn y Gymraeg neu'r Saesneg

Brecon Beacons National Park Authority
Plas y Ffynnon, Cambrian Way, Brecon, Powys, LD3 7HP
Telephone: (01874) 624437
E-mail: enquiries@beacons-npa.gov.uk
Website: www.beacons-npa.gov.uk
The Authority welcomes correspondence in Welsh or English



In respect of the surrounding land uses and relationship with the National Park, directly adjacent to the northern boundary of the site are agricultural fields. Beyond the fields is a golf course, the boundary of which is within and follows the boundary of the National Park. The land to the north has also been identified as a Limestone safeguarding area. There are two residential estates to the east and the south and to the west of the site is a Site of Importance for Nature Conservation.

The proposed development comprises of:

- 42 dwellings accessed via a central spine road.
- The layout of the estate would be formed from 5 cul-de-sacs accessed via a principle access road located towards the east of the site.

Draft Planning Statement

It is recommended that the documents need to set out the specific consideration given to the development's impact on the statutory purposes of the National Park (as set out in Section 61 of the Environment Act (1995) and the special qualities of the National Park (as set out the Brecon Beacons National Park Management Plan 2015-2020). Please see Planning Policy Wales (PPW) (Edition 10) para. 6.3.5-6.3.10 for further information.

The distance from the National Park is stated as 120m and this is correct in respect of the northern boundary of the site and the boundary of the National Park, however it is noted that there is a distance of only 50 between the north-east boundary of the site and the nearest point of the National Park.

Notwithstanding the need for further consideration of viewpoints referred to above, the landscaping referred to in paragraph 3.7 of the Planning Statement when viewed on the proposed site plan could be further enhanced.

Draft Design and Access Statement

Of particular interest to the National Park are the following comments contained in the Design and Access Statement:

- Potential impact the development may have on the skyline/ridge to the north of the site bordering National Park;
- Landscape and Visual Impact Assessment (LVIA) required; and
- ASIDHOL required.

An LVIA accompanies this pre-application consultation and consideration is provided below.

Draft Landscape and Visual Impact Assessment

It is noted that the site is directly adjacent to two residential housing estates Crabtree Walk (to the south) and Sweetwater Park (to the east), and it is noted that one extension to Sweetwater Park has resulted in development directly adjacent to the National Park boundary.



Awdurdod Parc Cenedlaethol Bannau Brycheiniog
Plas y Ffynnon, Ffordd Cambrian, Aberhonddu, Powys, LD3 7HP
Ffôn: (01874) 624437
E-bost: ymholiadau@beacons-npa.gov.uk
Safle ar y we: www.beacons-npa.gov.uk
Mae'r Awdurdod yn croesawu gohebiaeth yn y Gymraeg neu'r Saesneg

Brecon Beacons National Park Authority
Plas y Ffynnon, Cambrian Way, Brecon, Powys, LD3 7HP
Telephone: (01874) 624437
E-mail: enquiries@beacons-npa.gov.uk
Website: www.beacons-npa.gov.uk
The Authority welcomes correspondence in Welsh or English



it is noted that there will be a band of agricultural land between the northern parts of the proposed residential estate and the boundary of the National Park, however, there are some concerns regarding the impact on the visual qualities on the National Park including views into and out of the site.

It is considered that the submitted LVIA does not include sufficient viewpoints or an assessment of the impact on the National Park when viewing the site from the south. Further to this, the same is relevant in respect of viewpoints from within the National Park when viewing the site from the open access land and public footpaths that are located to the north should be included.

It is recommended that further consideration is given to the visual impact of the development in respect of short distance views into and out of the National Park.

Extended Phase One Ecology Survey and Letter-style report: Biodiversity Strategy

The following comments have been received from the National Park Planning Ecologist:

The Merthyr Tydfil CBC Ecologist will provide comments on the application; it is also assumed that Natural Resources Wales will also be consulted on the application when it is made.

There are no statutorily-designated sites nearby within the National Park and there do not appear to be significant impacts on nature conservation interests associated with the National Park. However, the following observations are made in an advisory capacity:

- There appears to be a net loss of reptile and breeding bird habitat and it will be important to ensure sufficient compensatory habitat is provided within or adjacent to the development site.
- The bungalow that is proposed for demolition does not appear to have been surveyed for bat presence. It is recommended that this is undertaken in accordance with best practice guidance.

PPW (2018) and Section 6 of the Environment (Wales) Act 2016 require the Local Authorities to seek to maintain and enhance biodiversity. The Welsh Government letter to Chief Planning Officers dated 23rd October 2019 has also clarified the necessity for developments to include biodiversity enhancement measures prior to determination of applications. There will be opportunities to accommodate biodiversity enhancement measures and the MTCBC Ecologist should be able to provide further guidance on the acceptability of the proposals with regard to this.

Statement of Community Involvement

At present the above statement is unavailable. Please ensure the document includes engagement with the National Planning Authority.

We trust the above comments are of assistance, however if you wish to discuss any aspect further please do not hesitate to contact me.

Thank you for your consultation regarding the above.



Awdurdod Parc Cenedlaethol Bannau Brycheiniog
Plas y Ffynnon, Ffordd Cambrian, Aberhonddu, Powys, LD3 7HP
Ffôn: (01874) 624437
E-bost: ymholiadau@beacons-npa.gov.uk
Safle ar y we: www.beacons-npa.gov.uk
Mae'r Awdurdod yn croesawu gohebiaeth yn y Gymraeg neu'r Saesneg

Brecon Beacons National Park Authority
Plas y Ffynnon, Cambrian Way, Brecon, Powys, LD3 7HP
Telephone: (01874) 624437
E-mail: enquiries@beacons-npa.gov.uk
Website: www.beacons-npa.gov.uk
The Authority welcomes correspondence in Welsh or English



Yours sincerely,

Tracy Nettleton
Planning and Heritage Manager

Yr ydym yn croesawu gohebiaeth yn y Gymraeg. Bydd unrhyw ohebiaeth yn y Gymraeg yn cael ei ateb yn y Gymraeg a ni fydd unrhyw gyswllt trwy gyfrwng y Gymraeg yn arwain at oedi yn y mater sy'n cael ei drin.

We welcome correspondence in Welsh. Any correspondence in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in the matter being dealt with.



Awdurdod Parc Cenedlaethol Bannau Brycheiniog
Plas y Ffynnon, Ffordd Cambrian, Aberhonddu, Powys, LD3 7HP
Ffôn: (01874) 624437
E-bost: ymholiadau@beacons-npa.gov.uk
Safle ar y we: www.beacons-npa.gov.uk

Mae'r Awdurdod yn croesawu gohebiaeth yn y Gymraeg neu'r Saesneg

Brecon Beacons National Park Authority
Plas y Ffynnon, Cambrian Way, Brecon, Powys, LD3 7HP
Telephone: (01874) 624437
E-mail: enquiries@beacons-npa.gov.uk
Website: www.beacons-npa.gov.uk

The Authority welcomes correspondence in Welsh or English



Llywodraeth Cymru
Welsh Government

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@llyw.cymru
cadw.gov.wales

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@llyw.wales
cadw.gov.wales

Asbri Planning

By email: mail@asbriplanning.co.uk

Eich cyfeirnod
Your reference

EH/LG: 18.249

Ein cyfeirnod
Our reference

Dyddiad
Date

27 November 2019

Llinell uniongyrchol
Direct line

0300 025 6007

E-bost
Email:

cadwplanning@gov.wales

Dear Sir / Madam,

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

Thank you for your letter of 31 October 2019 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.

Having carefully considered the information provided, we have no objections to the impact of the proposed development on the scheduled monuments or registered historic parks and gardens. Our assessment of the pre-application is given below.

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

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



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-10.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.

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.

Assessment

Scheduled Monuments

BR118 Cae Burdydd Castle

BR145 Nant Crew Inscribed Stone (now in Cefn Coed Church)

GM028 Morlais Castle

GM424 Pont y Cafnau Tramroad Bridge

GM425 Remains of Blast Furnaces, Cyfarthfa Ironworks

GM478 Gurnos Quarry Tramroad & Leat

GM479 Tai Mawr Leat for Cyfarthfa Iron Works

GM486 Iron Canal Bridge from Rhydycar

GM495 Cyfarthfa Tramroad Section at Heolgerrig

GM518 Enclosure East of Nant Cwm Moel

GM519 Enclosure on Coedcae'r Ychain

GM528 Penmoelallt Round Barrows

GM554 Iron Ore Scours and Patch Workings at Winch Fawr, Merthyr Tydfil

GM563 Morlais Hill ring cairn

GM567 Cefn Cil-Sanws ring cairn

GM568 Coetgae'r Gwartheg barrow cemetery

GM594 Merthyr Tramroad: Morlais Castle section
GM599 Cefn Cil-sanws, cairn on SW side of
GM600 Cefn Cil-sanws defended enclosure

Registered Parks and Gardens

PGW (Gm) 1(MER) Cyfarthfa Castle (grade II*)

PGW (Gm) 70(MER) Cefn Coed Cemetery & Jewish Burial Ground (grade II)

Registered Historic Landscape

Merthyr Tydfil

The consultation includes an archaeological and heritage assessment prepared by EDP which considers the impact of the development on the designated heritage assets above (apart from the registered historic landscape). It concludes that the proposed development will not have a significant impact on any scheduled monument or registered historic park and gardens or their settings. We concur with this conclusion.

EDP have also produced an Assessment of the Impact of Development on Historic Landscapes (ASIDOHL) for the proposals. There are some technical errors to this assessment which has led to the impact of the development on Historic Landscape Character Area 058 being calculated higher than it should be. The assessment will need to be altered so that the overall magnitude of impact for Table 3.6 (indirect visual effects to HLCA 058) should be Considerable and not Severe and the summary for HLCA 058 in Table 5.1 should be calculated out of 30 and not 40 resulting in a conclusion that the impact will be Fairly Severe and not Severe.

The ASIDOHL process gives an indication of the level of impact of a development on the historic landscape but does not consider proposed enhancements to the landscape and requires a level of professional judgement to determine the final scale of impact.

In this case, the development design includes proposals for the restoration of the drystone walls around the perimeter of the site, notably those on the bridleway on the eastern side. Given that the walls are the key surviving historic element within the site, this represents a marked improvement on the current baseline.

It should also be noted that Historic Landscape Character Area 058 is included inside the boundary of the Registered Historic Landscape but extends outside it and therefore is larger than the assessed area.

It is therefore, in our opinion, taking into account the above additional information that overall the proposed development will have moderate, but not significant, impact on the registered historic landscape.

Yours sincerely,

Nichola Davies

Diogelu a Pholisi / Protection and Policy



Resolving the **impacts** of mining

Ms Emma Harding - Principal Planner
Asbri Planning Ltd

[By email: mail@asbriplanning.co.uk]

Your ref: EH/LG: 18.249

06 November 2019

Dear Ms Harding

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016)

Schedule 1C Article 2D - Consultation before applying for planning permission

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

Thank you for your notification of 31 October 2019 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan against the information held by the Coal Authority and can confirm that the proposed development site is located outside of the defined coalfield.

Accordingly, there is no requirement for the Local Planning Authority to consult the Coal Authority on any planning application for this site.

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*
Planning Liaison Manager

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119
E: planningconsultation@coal.gov.uk
www.gov.uk/coalauthority