

PRE-
APPLICATION
CONSULTATION
REPORT

**Land at Dragon Park,
Merthyr Tydfil**

February 2023



Summary

Proposal:

Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works

Location:

Land at Dragon Park, Abercanaid, Merthyr Tydfil

Date:

February 2023

Project Reference:

19.170

Client:

Davies Homes

Product of:

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

Prepared by:

Ffion Goodland | Graduate Planner

Approved by:

Liam Griffiths | Senior Planner

Disclaimer:

This report has been prepared for the sole and exclusive use of Davies Homes from whom it was commissioned and has been prepared in response to their particular requirements and brief. This report may not be relied upon by any other party.

The Contracts (Rights of Third Parties) Act 1999 shall not apply to this report and the provisions of the said Act are expressly excluded from this report. This report may not be used for any purpose other than that for which it was commissioned. This report may not be reproduced and/or made public by print, photocopy, microfilm or any other means without the prior written permission of Asbri Planning Ltd. The conclusions resulting from this study and contained in this report are not necessarily indicative of future conditions or operating practices at or adjacent to the Site. Much of the information presented in this report is based on information provided by others. That information has neither been checked nor verified by Asbri Planning Ltd.

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

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Responses received from 'other' consultees

Introduction

- 1.1 Asbri Planning have been instructed by Davies Homes to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of the proposed residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any ‘Pre-Application Consultation’ exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F);
 - Publicity before application for Planning Permission (Section 2C);
 - Consultation before applying for Planning Permission (Section 2D); and
 - Duty to respond to pre-application consultation (Section 2E);
- 1.4 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) (“the 1990 Act”) and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.
- 1.5 In accordance with section 2F(2) this report includes;
 - a) a copy of the site notice and a plan showing its locations;
 - b) a declaration that the site notice was displayed in accordance with the 2016 Order;
 - c) a list of the addresses of adjoining land owners or occupiers;
 - d) copies of all notices given to community consultees;
 - e) copies of all notices given to specialist consultees;
 - f) a summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;
 - g) a summary of all issues raised by community and specialise consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
 - h) copies of all responses received from community and specialist consultees.
- 1.6 The statement confirms how the consultation has been publicised at section 2, whilst section 3 confirms which consultees have been

consulted as part of this PAC. Sections 4 provides a summary of the responses received to the statutory publicity and provides a response to the comments. Section 5, 6 & 7 outlines the responses received to the consultation with Community, Specialist and 'other' consultees and provides a response to each comment. The report concludes at section 8.

Statutory publicity before applying for planning permission

2.1 In accordance with Section 2C of the 2016 Order, the applicant has undertaken appropriate publicity by way of:

- Displaying a site notice for a period of no less than 28 days from the 7th of December 2022 to the 9th of January 2023 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Davies Homes that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order have been complied with;
- Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
- Made the full draft planning package available for inspection on Asbri Planning's website from the 7th of December 2022 until the 9th of January 2023 inclusive.
- A copy of the screenshot is included at Appendix C. Computer facilities were identified to view the application at Merthyr Central Library, High Street, Merthyr Tydfil, CF47 8AF between the hours of 8:30am – 6:00pm on Monday-Friday, and between 8:30am – 2:00pm on Saturdays. The library is closed on Sundays. The following plans and documents were made available for inspection;

Table 1: list of proposed plans

Plan title	Drawing reference
Site Location Plan	2124-SL-01
Proposed Site Layout	2124-PL-01 Rev 06
Proposed External Levels 1 of 2	21566-C-002
Proposed External Levels 2 of 2	21566-C-003
Proposed Drainage Strategy 1 of 5	21566-C-011
Proposed Drainage Strategy 2 of 5	21566-C-012
Proposed Drainage Strategy 3 of 5	21566-C-013
Proposed Drainage Strategy 4 of 5	21566-C-014
Proposed Drainage Strategy 5 of 5	21566-C-015
Proposed Landscape Strategy	577.01 Rev A
Affordable Housing Plan	2124-AFH-01
External Work Plan	2124-EW-01
Open Space Plan	2124-OSP-01
Parking Strategy	2124-PS-01
Storey Heights Plan	2124-SH-01
Refuse Strategy	2124-RS-01

Suite of House Types	-
Boundary Details	-

Table 2: list of Documents	
Document	Author
Application Forms	Asbri Planning
Design and Access Statement	Hammonds
Planning Statement	Asbri Planning
CIL Form	Asbri Planning
FCA	JBA
Drainage Strategy	Quad Consult
Noise Impact Assessment	Acoustic Consultants
Tree Report	ArbTS
Transport Assessment	Lime Transport

- 2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent by the 9th of January 2023.

Consultation before applying for planning permission

- 3.1 In accordance with Section 2D of the 2016 Order, the applicant has undertaken consultation with all community and specialist consultees.

Community Consultees (Schedule 1B)

- 3.2 The applicant has undertaken consultation with the following community consultees;

Table 3: Community Consultees

Consultee	
Councillor Brent Carter	Brent.Carter@merthyr.gov.uk
Councillor Anna Williams Price	anna.williams-price@merthyr.gov.uk
Councillor Gareth Lewis	Gareth.lewis@merthyr.gov.uk

- 3.3 A copy of all notices issued to community consultees is contained within Appendix D.

Specialist Consultees (Schedule 1C)

- 3.4 The applicant has undertaken consultation with the following community consultees;

- Trunk Road Agency
- Local Highway Authority
- The Coal Authority
- Natural Resources Body of Wales
- Cadw
- The Canal and Rivers Trust
- Dŵr Cymru Welsh Water
- Network Rail
- Fire Safety

- 3.5 A copy of all notices issued to specialist consultees are contained within Appendix E.

Other consultees

- 3.6 The client has gone beyond the requirements of the 2016 Order and has decided to consult the following additional ('other') consultees;

- National Grid
- Western Power
- Wales and West Utilities
- Archaeological Trust

- 3.7 The above consultees were given notice that the responses were required within 28 days from the receipt of the notice.

Response to the statutory publicity

4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.

4.2 As discussed, the application was publicised as follows;

- A site notice was displayed on/adjacent to the site; and
- Notices were issued to the adjoining land owners and/or occupiers.

4.3 Two responses were received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table;

Consultation Response	Number of Response
Support	1
Neither object nor support	1
Object	0
Total	2

4.4 The nature of the response totalled 1 in support, 1 persons of neutral opinion, and no objections. The contents of these responses is summarised as follows:

Comments in support

4.5 The following comments were raised:

1. They wish the scheme success.
2. Concerns surrounding the possible impact of the development upon the access road to the village during the construction phase.

Asbri Response to comment 1

Comments welcomed.

Asbri Response to comment 2

Comments noted. A Construction Environment Management Plan (CEMP) will address traffic management during the construction phase of the development.

Comments neither in object nor support

4.6 The following comments were raised:

1. Concerns over the future increase in traffic along Stanfield Close, Hopkins Close, Church View, Chapel Street and Donald Street during school hours.
2. Concerns surrounding Church View as only one vehicle can pass at a time on this road. They ask whether a "wait for oncoming traffic type road system" will be utilised to alleviate this issue.
3. Concerns over how traffic and parking issues during school hours will be managed.
4. Suggest a new road bridge to access Abercanaid Primary School due to there being only "one road in and out" of Abercanaid.

Asbri Response to comments 1 - 4

Comments noted. As discussed above a Construction Environment Management Plan (CEMP) will address traffic management during the construction phase of the development. A Transport Assessment has been completed it is anticipated that the proposed development of 200 dwellings could generate up to 121 vehicle movements (two-way) in the AM peak and 118 vehicle movements (two-way) in the PM peak, and up to 1,042 vehicle movements (two-way) throughout the day.

In terms of the comment specifically relating to traffic during school hours and Church View the school is only 700m from the site as such walk and cycle is a completely realistic prospect for future occupiers. The local highway authority will consider any impacts on the surrounding highway network.

Response to the community consultees

- 5.1 No community consultees responded as part of the Pre-application enquiry.

Response to specialist consultees

- 6.1 The following comments have been received following consultation with the required specialist consultees. A full copy of the representations received can be reviewed at Appendix F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Cadw

No comment

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

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

Response Comments noted. No further action required.

The Coal Authority

Comments (full comments can be found in Appendix F)

Comment Our records indicate that there are 3 mine entries within the site and a further 3 mine entries within 20m of the site boundary. The site is also in an area of recorded and likely unrecorded coal workings at shallow depth. These features pose a potential risk to surface stability and public safety...

Any formal application for residential development on this site should be supported by an up to date Coal Mining Risk Assessment, prepared for the development proposed. If the application is in full, or in outline with layout not reserved, then the Risk Assessment will need to be informed by the findings of intrusive site investigations to locate the mine entries. This is in order to ensure that the findings of these works can be used to inform the layout of the development. The Coal Mining Risk Assessment should also consider the risks posed by the other recorded mining features as well as the mine entries, and make recommendations for a remedial strategy to address the risks these features pose. The information should include a plan which shows the established locations of the mine entries on site, and best plot position of those off site, their

calculated zones of influence and the relationship of these to the layout proposed.

Response Comments noted. An updated Coal Mining Risk Assessment will be submitted in support of the full planning application.

DCWW

No Objection

Comment Having reviewed the details submitted 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:

Sewerage

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

Sewage Treatment

No problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges from this site.

Potable Water Supply

The water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed at the same time as the provision of new water mains to serve the new development under Section 41 and Section 51 of the Water Industry Act (1991).

Information relating to our Hydraulic Modelling Assessment process is available on our website and within our guidance notes. The area planning officer will also be able to provide you with information relating to this process.

Asset Protection

The proposed development site is crossed by a number of assets including a 825mm and 300mm combined sewer & a 24" trunk and 6" distribution watermain with the approximate positions being marked on the

enclosed plans. To ensure our assets are protected and our access to them maintained no structure should be situated within the following easement widths either side of the centre line of the sewer / water main.

- 825mm combined sewer = 8m easement.
- 300mm combined sewer = 3m easement.
- 24" trunk watermain = 7m easement
- 6" distribution main = 4m easement

Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and the required easement widths and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. They will also need to be accurately located on site before any works commence.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of our assets may affect the layout of your site. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the assets. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has protection and statutory powers of access to its apparatus at all times.

In reviewing the Drainage Strategy Plan (21566-C-011-B) & Landscape Strategy (577.01), we acknowledge that surface water from the site will be managed through a combination of swales and underground network conveying flows to a detention basin before discharging to the River Taff. In reviewing your proposals, certain SUDS features are in close proximity and in certain areas are located over our assets. Similarly, the proposed access road would cross our 825mm and 300mm combined sewer & 24" trunk watermain. This risks impacting our assets and our access to them and request that further information is provided on your proposals and their relationship with our assets. We wish to make clear that we reserve the right to provide comments once further design information is available and would not support any proposals at planning stage

that places our assets at risk and / or impact our ability to perform our statutory duties. A method statement and RAMS will also need to be approved before any works commence.

Whilst covered under a separate application (P/20/0025) we also wish to draw your attention to the proposed swale for the management of onsite flood risk associated with this development. Owing to the location of the swale in relation to our assets, and the risk posed to our ability to access in an emergency scenario, we have requested assurances that it will not be used now or in future to manage other drainage related flows. Merthyr County Borough Council (MCBC) have provided confirmation via letter that they have no intention of exercising their statutory powers to discharge highway flows to the swale and will consult us in the unlikely event they ever wish to do so in future. Davies Homes have also committed to signing a legal agreement providing assurance that they will not connect any other surface water flows from the development now or in the future. This commitment has formed the basis for our support in discharging Condition 6,7 & 8 of P/20/0025 under P/21/0328. We welcome further dialogue on this matter to progress the legal agreement to ensure that our assets and our access to them are protected.

Response	Comments noted. DCWW have been consulted for further information regarding the above comments to ensure that the correct information is provided when submitting the full planning application. As a result of discussions plots 1 -8 and 197 – 200 have been moved slightly northbound to respect an easement location.
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Fire Safety

Comments

Comment	The site plan/s of the above proposal has been examined and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development:
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The following concerns are identified, in relation to the proposed developments, together with suggestions as to how these can be addressed.

A comprehensive fire strategy should be provided which indicates the package of fire safety measures that are proposed to satisfy the Building Regulations and should address any variations to current guidelines.

The developer should consider the need for the provision of:-

- a. adequate water supplies on the site for firefighting purposes; and
- b. access for emergency firefighting appliances.

Response	Comments noted. The recommendations will be implemented during the building regulation stage of the development.
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Highway Authority

Comments

Comment	Apologies for the delay. I have a slight back log at the minute due to the Christmas. I'll hopefully have comments with you by the end of the day. We've been in discussions and had a number of meetings with the Developer regarding the development and there are no fundamental concerns.
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Response	Comments noted. No further action required.
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National Rail

No comment

Comment	Thank you for your email dated 7 December 2022 together with the opportunity to comment on this proposal.
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Network Rail have no comments to make on this application. Please contact TfW for comments as the assets at this location are no longer NR owned.

Response	Comments noted. Transport for Wales were consulted for further comment on the proposals and their response is awaited. Notwithstanding the rail line is intersected by the River Taf as such there is no major concerns with regards rail impacts.
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NRW

Concerns (please see full response in Appendix F for more information)

Comment **We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following conditions to any planning permission granted:**

Condition: Land Contamination

Condition: European Protected Species – Lighting Plan

Please note, without these conditions, we would be likely to object to the planning application. Further details are provided below...

It is noted that buildings have been removed on site within the past 10 years and some remediation works have been undertaken. We acknowledge that the reports indicate the risk to controlled waters to be medium to low, however the details and verification report for the completed remediation work has not been provided. Our recommendation would be to submit this additional information with the full planning application, in order for a full assessment of the potential land contamination to be made. However, if this is not submitted, we would request the LPA include the following conditions for a verification report as well as a condition for unsuspected contamination, if permission is granted...

European Protected Species

...We note the survey results and welcome the recommendations set out within Section 5 of the report. Given the high level of bat activity recorded and the observed importance of The River Taff and eastern boundary of the site for foraging and commuting, we would recommend the LPA include the following condition to any planning permission granted:

Condition

Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

- Details of the siting and type of all external lighting to be used.

- Drawings setting out light spillage in key sensitive areas, in particular the River Taff corridor, all retained vegetation surrounding the site, and the proposed new SUDS pond to the south.
- Details of lighting to be used both during construction and operation.

Lighting shall be installed and retained as approved during construction and operation.

Justification: A Lighting Plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species, and their habitats and commuting corridors.

Flood Risk

The site has been subject to recent engineering works, including site re-profiling up to 157mAOD and 6m wide dry swale to convey floodwater and prevent increase in flood risk to third parties. These works were subject to a previous planning application (ref: P/20/0025) and a successful Flood Map Challenge was agreed with us in May 2022.

The draft planning application proposes highly vulnerable development (residential). Currently, the site remains partially within Zone C2 of the Development Advice Map (DAM) as contained in Technical Advice Note 15 (TAN15): Development and Flood Risk (2004). The Flood Map for Planning (FMfP) also identifies the application site to be at risk of flooding and falls partially into Flood Zone 2 (Rivers), with partial areas of Flood Zone 3 (Rivers) around the perimeter of the site. This reflects the successful Flood Map Challenge agreed with us in May 2022 and shows a reduced extent of flood risk compared with the DAM.

It will be for the planning authority to consider the justification tests set out in Section 6 of TAN15 and the Chief Planning Officer [letter](#) from Welsh Government, dated 9 January 2014, which affirms that **highly vulnerable development should not be permitted in Zone C2**

Notwithstanding this policy position, we have reviewed the submitted FCA by JBA (Version 1, dated November 2022), which shows that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no objection on flood risk grounds

to the application submitted. Our technical advice on the risks and consequences of flooding is set out below.

The Dragon Parc Flood Mitigation Scheme was developed to reduce the risk of flooding on the site, enabling future residential redevelopment of the site. These engineering works were completed in early 2022. The submitted FCA confirms the proposed development is predicted to be flood free during the 1% plus climate change event, and therefore complies with Section A1.14 of TAN15. It also confirms that the development is flood free during the 0.1% event and complies with Section A1.15 of TAN15. The FCA states that both flood events include a 30% blockage on the Nant Canaid culvert. Justification is provided in Section 5.2.3 of the FCA for the blockage amount. Given that the FCA also includes a worst-case scenario (95% blockage during the present day 0.1% event) which shows the development plateau within the application site is unaffected, we are satisfied with this approach. The Lead Local Flood Authority may also provide advice to the planning authority on this aspect.

The FCA also confirms no negative impact on the flood risk elsewhere and we are satisfied this criterion of TAN15 (within paragraph A1.12) has been met.

Response	Comments noted.
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In relation to protected species a lighting plan has been commissioned and is being worked up for the planning application.

The comments on land contamination are noted and conditions accepted.

The comments on flood risk are welcomed.

Canal and River Trust

No comment

Comment	Thank you for your pre-application consultation in respect of land at Dragon Park, Abercanaid. The Canal & River Trust is potentially a specialist consultee in the mandatory pre-application process. However, this scheme does not meet the criteria for consultation with us as set out in the Town and Country Planning
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(Development Management Procedure) (Wales) Order 2012.

We are therefore returning the consultation to you. If for any reason you consider that you require the input of the Trust please let us know.

Response Comments noted. No action required.

Trunk Road Agency

No comment

Comment I refer to your consultation of 07/12/2022 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the A470 trunk road would not issue a direction in respect to a future planning application.

General Notes

1. Active Travel / multi modal connections should be included in line with current guidance to maximise local accessibility and minimise private vehicular trip generation.

Response Comments noted. No further action required.

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6. A full copy of the representations received can be reviewed at Appendix H. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

National Grid	
Comments	
Comment	For my information can you confirm if you have previously been sent any drawings and information for our Overhead liens near the site? Looking at the Planning layout it looks like you have possibly received some information and that consideration have already been made but I do not want to make assumptions. Please can you confirm if you have processed a LSBUD enquiry in relation to the site also? If not please can you do so via the below link.
Response	Comments noted. The applicant obtained the overhead lines information at an earlier date.

Conclusion

- 8.1 Asbri Planning have been instructed by Davies Homes to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works at Land at Dragon Park, Abercanaid, Merthyr Tydfil.
- 8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3 As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.4 Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

Appendix A - Copy of Site Notice and map showing their location

Dyddiad: 7 Rhagfyr 2022

Ein Cyf: 19.170

Ffon: 02920 732 652

www.asbriplanning.co.uk

HYSBYSIAD SAFLE



CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthyglau 2C a 2D

Cais cynllunio llawn ar gyfer datblygiad preswyl 200 o gartrefi, gwaith peririanwaith, creu mynediad, tirlunio, traeniad a'r gwaith cysylltiedig ar tir yn Parc y Ddraig, Abercanaid, Merthyr Tydfil.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafanteisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Ltd yn hysbysu bod Davies Homes Ltd yn bwriadu cyflwyno cais Cynllunio llawn ar gyfer datblygiad preswyl o 200 o gartrefi, gwaith peririanwaith, creu mynediad, tirlunio, traeniad a'r gwaith cysylltiedig ar tir yn Parc y Ddraig, Abercanaid, Merthyr Tydfil.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopiau electronig drwy fynd i www.asbriplanning.co.uk/consultations.

Mae modd defnyddio cyfleusterau cyfrifiadur yn Llyfrgell Ganolog Merthyr, Y Stryd Fawr, Merthyr Tydfil, CF47 8AF. Oriau agor : Llun – Gwener 8:30am – 6:00pm, Sadwrn 8:30am – 2:00pm ac ar gau dydd Sul.

Dylai unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn **9fed Ionawr, 2023**.

Date: 7th December 2022

Our Ref: 19.170

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

SITE NOTICE

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



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

Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works

Land at Dragon Park, Abercanaid, 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. gives notice that Davies Homes is intending to apply for planning permission for the proposed Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works at Land at Dragon Park, Abercanaid, Merthyr Tydfil.

You may inspect copies of:

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

Online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>

For those without access to the internet, computer facilities are available at Merthyr 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 9th January 2023.

Date: 2nd December 2022
Our Ref: IS 170

SITE NOTICE



Unit 9 Oak Tree Court
Mudbury District
Castell Gwynedd Business Park
Caerdydd
CF23 5BQ

For 02923 777 854
www.priorlearning.co.uk

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4, (a) SCHEDULE 10 Article 2C & 2D
Full Planning Application relating to residential development of 200 homes, engineering works, access
to planning, landscape, drainage and associated works
Land at Drogen Park, Abercrombie, Merthyr Tydfil
Purpose of this notice

This notice provides the opportunity to comment directly to IFA developers on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application published by the relevant LPA, any comments provided in response to the notice will not be taken into account by the LPA in any second planning application. The notice will not be taken into account by the LPA in any second planning application. The notice will not be taken into account by the LPA in any second planning application.

You may inspect copies of

- The proposed allocation
- the price, and
- other supporting documents

Online at <http://www.elsevier.com/locate/jbiotec>

For those without access to the internet, computer facilities are available at Morley Carnegie Library, High Street, Morley.
 *Open: 0447 884 884. The identified library is open as follows Monday - Friday 9.30am - 5.00pm, Saturday 9.00am - 2.00pm and
 Sunday Closed.

Anyone who wishes to make representations must write to the Agent at enquiries@morleycarnegie.co.uk or Agent Planning - 14
 Unit 5 One Tree Court, Millberry Drive, Cardiff CF11 3BB by the 31st January 2012.

Planning & Development Consultants
Ymgyngwyr Cynllunio a Datblygu
Oyddok, 7 Eglwys 2023
Eir Cyl 10 100

On-Cyt 18/10



1000 1/2 Club Two Street
 Sydney NSW
 Carolee
 0222 010

For more information, visit www.safeschools.org

CYFOSIDU/SEWYED AC YNATYNGHNOHO CYN DINEHD LAS AM GAHATIAU CYFLEHNO.
Gardymgo Cyfibus Gofid a Tleof (Gardymgo Cyn Dinehd Las Am Gahatiau Cyflehno).
ATODLEN 1 Integulo 4. (4) ATODLEN 1B Integulo 2C a 2D.
Elio cyfibus hysu ar gyfer datgwydd gennau 200 a 201.
Tlodiho, hysuio a'i gennau cyfibusla a'i gennau cyfibusla (Cyfibusla 2012).

gwaith cryfiondod a thr yn Fawr y Ddwylo, gwaith perfformwch, ddes rhyngwladol
 gwaith cryfiondod a thr yn Fawr y Ddwylo, gwaith perfformwch, ddes rhyngwladol

Kõik need tegevused on juba käigus ja need on suhteliselt kiiresti teostatavad. Kõik need tegevused on juba käigus ja need on suhteliselt kiiresti teostatavad. Kõik need tegevused on juba käigus ja need on suhteliselt kiiresti teostatavad.

- γ -rays (ionizing)
- Ultraviolet B
- Ultraviolet A

... and ...

bioRxiv preprint doi: <https://doi.org/10.1101/2018.08.08.230100>; this version posted August 10, 2018. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

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

Add1	Add2	Add3	Add4	Add5	Add6	Add7
Owner/Occupier	Wildwood	Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT	
Owner/Occupier	1 Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT		
Owner/Occupier	2 Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT		
Owner/Occupier	7 Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT		
Owner/Occupier	8 Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT		
Owner/Occupier	9 Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT		
Owner/Occupier	10 Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT		
Owner/Occupier	11 Pond Row	Abercanaid	Merthyr Tydfil	CF48 1YT		
Owner/Occupier	Hoover Candy Group	Pentrebach	Merthyr Tydfil	CF48 4TU		
Owner/Occupier	Abercanaid House	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	Clare House	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	Glynderus House	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	Llys Canaid House	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	Pitwood House	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	The Marshalls	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	Webber House	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	The Pump House	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	The View	Abercanaid	Merthyr Tydfil	CF48 1YL		
Owner/Occupier	Aminitec Ltd	Abercanaid	Merthyr Tydfil	CF48 1UX		
Owner/Occupier	The Gate House	Dragon Parc	Abercanaid	Merthyr Tydfil	CF48 1PQ	
Owner/Occupier	Cwmbran Ford	Avondale Road	Pontrhydyrun	Cwmbran	Torfaen	NP44 1TT
Owner/Occupier	Unit B	Abercanaid Industrial Estate	Merthyr Tydfil	CF48 1YF		
Owner/Occupier	82 Victoria Road	Penarth	CF64 3HZ			

Owner/Occupier	1 Llwyn Yr Eos	Abercanaid	Merthyr Tydfil	CF48 1AJ		
Owner/Occupier	2 Llwyn Yr Eos	Abercanaid	Merthyr Tydfil	CF48 1AJ		
Owner/Occupier	3 Llwyn Yr Eos	Abercanaid	Merthyr Tydfil	CF48 1AJ		
Owner/Occupier	4 Llwyn Yr Eos	Abercanaid	Merthyr Tydfil	CF48 1AJ		
Owner/Occupier	5 Llwyn Yr Eos	Abercanaid	Merthyr Tydfil	CF48 1AJ		
Owner/Occupier	6 Llwyn Yr Eos	Abercanaid	Merthyr Tydfil	CF48 1AJ		
Owner/Occupier	7 Llwyn Yr Eos	Abercanaid	Merthyr Tydfil	CF48 1AJ		
Owner/Occupier	8 Llwyn Yr Eos	Abercanaid	Merthyr Tydfil	CF48 1AJ		
Owner/Occupier	9 Llwyn Yr Eos	Abercanaid	Merthyr Tydfil	CF48 1AJ		
Owner/Occupier	10 Llwyn Yr Eos	Abercanaid	Merthyr Tydfil	CF48 1AJ		
Owner/Occupier	11 Llwyn Yr Eos	Abercanaid	Merthyr Tydfil	CF48 1AJ		
Western Power	Avonbank	Feeder Road	Bristol	BS2 0TB		
Shaid Karim	14c Lower High Street	Merthyr Tydfil	CF47 8EB			
Storage Centre	4b Village Way	Tongwynlais	Cardiff	CF15 7NE		
Ince Gordon Dadds LLP	Aldgate Tower	2 Leman Street	London	E1 8QN		
Urban Fortune Global	32 Friendship Road	Bristol	BS4 2RN			

Date: 7th December 2022

Our Ref: 19.170

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

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

«Add1»

«Add2_»

«Add3»

«Add4_»

«Add5_»

«Add6»

«Add7»

Dear Owner / Occupier

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

Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works

Land at Dragon Park, Abercanaid, Merthyr Tydfil

Asbri Planning Ltd. has been commissioned by Davies Homes in respect of the proposed Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works at Land at Dragon Park, Abercanaid, 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.

You may inspect copies of:

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



By scanning the QR Code or online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Merthyr 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 9th January 2023.

Yours sincerely,



Liam Griffiths
Senior Planner

Appendix C - Screenshot of the Asbri Planning Website

DRAGON PARK, ABERCANAID, MERTHYR TYDFIL

[Home](#) > [Consultations](#) > [Statutory Pre-Application Consultation](#) > [Dragon Park, Abercarnaid, Merthyr Tydfil](#)

DRAGON PARK, ABERCANAID, MERTHYR TYDFIL



Supporting Documents

[Reports](#)

[Planning Application Forms](#)

[Design and Access Statement](#)

[Planning Statement](#)

[Noise Impact Assessment](#)

[Transport Assessment](#)

[Drainage Strategy Statement](#)

[Tree Report](#)

[CIL Form](#)

[ECA](#)

[Ecological Summary and Survey Reports and Appendices](#)

[SI Reports](#)

[Additional Land Parcel Desk Study Report November 2022](#)

[CMRA - February 2016](#)

[CMRA Revision A November 2021](#)

[Geoenvironmental Desk Study Report - February 2016](#)

[Site Investigation Report April 2019](#)

[Plans](#)

[Site Location Plan](#)

[Affordable Homes Plan](#)

[External Works](#)

[Open Space Plan](#)

[Planning Layout](#)

[Parking Strategy](#)

[Refuse Strategy](#)

[Storey Heights](#)

[Landscape Strategy](#)

[External Levels](#)

[Drainage Strategy](#)

[Boundary Enclosure Details](#)

[Brick Screen Wall Detail](#)

[Close Board Fence](#)

[Close Board Gate](#)

[Timber Hoop Rail](#)

[Miscellaneous](#)

[Raglan Housetype](#)

[Rockfield Housetype](#)

[Warwick Housetype](#)

[Windsor Housetype](#)

[Apartment Block Plan 1 of 4](#)

[Apartment Block Plan 2 of 4](#)

[Apartment Block Plan 3 of 4](#)

[Apartment Block Plan 4 of 4](#)

[House Type 2.1.1](#)

[House Type 4.2.1](#)

[< PREVIOUS](#)

[NEXT >](#)

[Services](#) | [Sectors](#) | [Our Team](#) | [News](#) | [Asbri Transport](#)

[☎ 029 2073 1652](#)

Company Registration No. 06233653 | 2015 Asbri Planning | All rights reserved.

Website developed by [spindogs](#)

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

Date: 7th December 2022

Our Ref: 19.170

Local Councillor
Cllr. Brent Carter
Brent.Carter@merthyr.gov.uk

Dear Cllr. Brent Carter

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
Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works
Land at Dragon Park, Abercanaid, 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. gives notice that Davies Homes is intending to apply for planning permission for the proposed Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works at Land at Dragon Park, Abercanaid, 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 Merthyr 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 9th January 2023.

Yours sincerely,



Liam Griffiths
Senior Planner

Date: 7th December 2022

Our Ref: 19.170

Local Councillor
Cllr. Anna Williams Price
anna.williams-price@merthyr.gov.uk

Dear Cllr. Anna Williams Price

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

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

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
Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works
Land at Dragon Park, Abercanaid, 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.

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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 Merthyr 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 9th January 2023.

Yours sincerely,



Liam Griffiths
Senior Planner

Date: 7th December 2022

Our Ref: 19.170

Local Councillor
Cllr. Gareth Lewis
gareth.lewis@merthyr.gov.uk

Dear Cllr. Gareth Lewis

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

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

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
Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works
Land at Dragon Park, Abercanaid, 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. gives notice that Davies Homes is intending to apply for planning permission for the proposed Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works at Land at Dragon Park, Abercanaid, 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 Merthyr 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 9th January 2023.

Yours sincerely,



Liam Griffiths
Senior Planner

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

Date: 7th December 2022

Our Ref: 19.170

Trunk Road Agency
LGC_Development_Control-South@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

Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works

Land at Dragon Park, Abercanaid, 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.

Asbri Planning Ltd. gives notice that Davies Homes is intending to apply for planning permission for the proposed Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works at Land at Dragon Park, Abercanaid, Merthyr Tydfil.

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 4th January 2023.

Yours Sincerely,



Liam Griffiths
Senior Planner

Date: 7th December 2022

Our Ref: 19.170

Local Highway Authority
highways@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

Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works

Land at Dragon Park, Abercanaid, 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.

Asbri Planning Ltd. gives notice that Davies Homes is intending to apply for planning permission for the proposed Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works at Land at Dragon Park, Abercanaid, Merthyr Tydfil.

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 4th January 2023.

Yours Sincerely,



Liam Griffiths
Senior Planner

Date: 7th December 2022

Our Ref: 19.170

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

Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works

Land at Dragon Park, Abercanaid, 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.

Asbri Planning Ltd. gives notice that Davies Homes is intending to apply for planning permission for the proposed Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works at Land at Dragon Park, Abercanaid, Merthyr Tydfil.

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 4th January 2023.

Yours Sincerely,



Liam Griffiths
Senior Planner

Date: 7th December 2022

Our Ref: 19.170

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

Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works

Land at Dragon Park, Abercanaid, 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.

Asbri Planning Ltd. gives notice that Davies Homes is intending to apply for planning permission for the proposed Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works at Land at Dragon Park, Abercanaid, Merthyr Tydfil.

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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 4th January 2023.

Yours Sincerely,



Liam Griffiths
Senior Planner

Date: 7th December 2022

Our Ref: 19.170

Cadw
cadwplanning@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

Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works

Land at Dragon Park, Abercanaid, 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.

Asbri Planning Ltd. gives notice that Davies Homes is intending to apply for planning permission for the proposed Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works at Land at Dragon Park, Abercanaid, Merthyr Tydfil.

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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 4th January 2023.

Yours Sincerely,



Liam Griffiths
Senior Planner

Date: 7th December 2022

Our Ref: 19.170

The Canal and River Trust
NationalPlanning.function@canalrivertrust.org.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

Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works

Land at Dragon Park, Abercanaid, 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.

Asbri Planning Ltd. gives notice that Davies Homes is intending to apply for planning permission for the proposed Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works at Land at Dragon Park, Abercanaid, Merthyr Tydfil.

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 4th January 2023.

Yours Sincerely,



Liam Griffiths
Senior Planner

Date: 7th December 2022

Our Ref: 19.170

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

Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works

Land at Dragon Park, Abercanaid, 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.

Asbri Planning Ltd. gives notice that Davies Homes is intending to apply for planning permission for the proposed Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works at Land at Dragon Park, Abercanaid, Merthyr Tydfil.

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 4th January 2023.

Yours Sincerely,



Liam Griffiths
Senior Planner

Date: 7th December 2022

Our Ref: 19.170

Network Rail
townplanningwestern@networkrail.co.uk

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

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Yours Sincerely,



Liam Griffiths
Senior Planner

Date: 7th December 2022

Our Ref: 19.170

Fire Safety

Firesafety@southwales-fire.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

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Yours Sincerely,



Liam Griffiths
Senior Planner

Appendix F - Responses received from specialist consultees

Asbri Planning Ltd

Eich cyfeirnod
Your reference 19.170

By email

Ein cyfeirnod
Our reference LCDyddiad
Date 19 December 2022Llinell uniongyrchol
Direct line 0300 0256004E-bost
Email: cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works, Land at Dragon Park, Abercanaid, Merthyr Tydfil

Thank you for your letter of 7 December inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

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

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

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

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

AssessmentScheduled Monuments

GM222 Merthyr Common Round Cairns
GM236 Garn Las Earthwork
GM239 Gwersyll
GM287 Darren Fawr Round Cairns
GM288 Graig-y-Gilfach round cairn and earthwork
GM331 Ynys Fach Iron Furnaces
GM368 Ring Cairn South of Twyn Blaennant
GM425 Remains of Blast Furnaces, Cyfarthfa Ironworks
GM460 Cwmdu Air Shaft & Fan



GM467 Cyfarthfa Canal Level
GM486 Iron Canal Bridge from Rhydycar
GM494 Sarn Howell Pond and Watercourses
GM495 Cyfarthfa Tramroad Section at Heolgerrig
GM496 Deserted Iron Mining Village, Ffos-y-fran
GM572 Abercanaid haystack boiler
GM573 Merthyr Tramroad Tunnel (Trevithick's Tunnel)
GM586 Carn Castell y Meibion ring cairn
GM606 Vale of Neath railway cutting and tunnel portal
GM607 Cwm Pit and head of railway
GM608 Cyfarthfa balance pond and leat
GM609 Black Pins early ironstone workings
GM610 Cwm Glo Chapel
GM611 Cwm Glo pit and ironstone tip

Registered Parks and Gardens

PGW(Gm)1(MER) Cyfarthfa Castle

This pre-planning application is for a residential development on Land at Dragon Park, Abercanaid, Merthyr Tydfil.

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

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

Yours sincerely,

Laura Cooper
Policy and Protection



Annex A

Our role

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

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

National Policy

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

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

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

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

Historic Parks and Gardens

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



determination of a planning application.



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: Mr L Griffiths (Asbri Planning)

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

23rd December 2022

Dear Mr Griffiths

PRE-APPLICATION - Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works; Land at Dragon Park, Abercanaid, Merthyr Tydfil

Thank you for your notification of the 7th December 2022 seeking the views of The Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. 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.

Our records indicate that there are 3 mine entries within the site and a further 3 mine entries within 20m of the site boundary. The site is also in an area of recorded and likely unrecorded coal workings at shallow depth. These features pose a potential risk to surface stability and public safety.

Where mine entries are present on a site we would expect their exact location to be established through intrusive site investigations and for the findings of these to inform the development layout. We would expect adequate separation to be provided between the mine entries, their calculated zones of influence and any buildings proposed. The Coal Authority is of the opinion that building over the top of, or in close proximity to, mine entries should be avoided wherever possible, even after they have been capped, in line with our adopted policy:

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

It would be prudent for a positional review of the mine entries recorded position to be carried out prior to any works being undertaken in order to ensure that the site investigations are informed by the best plot positions of those features within the application site.

It is noted that this pre-application enquiry is supported by some information, including the following;

- Site Investigation Report, dated April 2019 and prepared by Intégral Géotechnique (Wales) Limited – this report further investigations are carried out, including for the mine entries,
- Geoenvironmental Site Investigation Report, dated December 2021 and prepared by Intégral Géotechnique (Wales) Limited – this report deals with contamination,
- Coal Mining Risk Assessment, dated February 2016 and prepared by Intégral Géotechnique (Wales) Limited – this report recommends that intrusive site investigations are carried out on site to establish the risks posed by the recorded coal mining features.
- Coal Mining Risk Assessment, dated November 2021 and prepared by Intégral Géotechnique (Wales) Limited – this report relates to flood alleviation engineering works only.

Any formal application for residential development on this site should be supported by an up to date Coal Mining Risk Assessment, prepared for the development proposed. If the application is in full, or in outline with layout not reserved, then the Risk Assessment will need to be informed by the findings of intrusive site investigations to locate the mine entries. This is in order to ensure that the findings of these works can be used to inform the layout of the development. The Coal Mining Risk Assessment should also consider the risks posed by the other recorded mining features as well as the mine entries, and make recommendations for a remedial strategy to address the risks these features pose. The information should include a plan which shows the established locations of the mine entries on site, and best plot position of those off site, their calculated zones of influence and the relationship of these to the layout proposed.

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

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI

Development Team Leader (Planning)

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.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.

Mr Liam Griffiths
Asbri Planning Ltd
Unit 9
Oak Tree Court
Cardiff
CF23 8RS

Date: 22/12/2022
Our Ref: PPA0007437

Dear Mr Griffiths,

Grid Ref: 305453 204254

Site Address: Land at Dragon Park, Abercanaid

Development: Article 2D - Full Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works

I 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 and 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, 7/12/2022, 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 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:

Sewerage

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

As of 07/01/2019, 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 a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales. We note from the information submitted that no connection of surface water is proposed to the public sewerage system.

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

Sewage Treatment

No problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges from this site.

Potable Water Supply

The water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed at the same time as the provision of new water mains to serve the new development under Section 41 and Section 51 of the Water Industry Act (1991).

Information relating to our Hydraulic Modelling Assessment process is available on our website and within our guidance notes. The area planning officer will also be able to provide you with information relating to this process.

Asset Protection

The proposed development site is crossed by a number of assets including a 825mm and 300mm combined sewer & a 24" trunk and 6" distribution watermain with the approximate positions being marked on the enclosed plans. To ensure our assets are protected and our access to them maintained no structure should be situated within the following easement widths either side of the centre line of the sewer / water main.

- 825mm combined sewer = 8m easement.
- 300mm combined sewer = 3m easement.
- 24" trunk watermain = 7m easement
- 6" distribution main = 4m easement

Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and the required easement widths and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. They will also need to be accurately located on site before any works commence.



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.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of our assets may affect the layout of your site. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the assets. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has protection and statutory powers of access to its apparatus at all times.

In reviewing the Drainage Strategy Plan (21566-C-011-B) & Landscape Strategy (577.01), we acknowledge that surface water from the site will be managed through a combination of swales and underground network conveying flows to a detention basin before discharging to the River Taff. In reviewing your proposals, certain SUDS features are in close proximity and in certain areas are located over our assets. Similarly, the proposed access road would cross our 825mm and 300mm combined sewer & 24" trunk watermain. This risks impacting our assets and our access to them and request that further information is provided on your proposals and their relationship with our assets. We wish to make clear that we reserve the right to provide comments once further design information is available and would not support any proposals at planning stage that places our assets at risk and / or impact our ability to perform our statutory duties. A method statement and RAMS will also need to be approved before any works commence.

Whilst covered under a separate application (P/20/0025) we also wish to draw your attention to the proposed swale for the management of onsite flood risk associated with this development. Owing to the location of the swale in relation to our assets, and the risk posed to our ability to access in an emergency scenario, we have requested assurances that it will not be used now or in future to manage other drainage related flows. Merthyr County Borough Council (MCBC) have provided confirmation via letter that they have no intention of exercising their statutory powers to discharge highway flows to the swale and will consult us in the unlikely event they ever wish to do so in future. Davies Homes have also committed to signing a legal agreement providing assurance that they will not connect any other surface water flows from the development now or in the future. This commitment has formed the basis for our support in discharging Condition 6,7 & 8 of P/20/0025 under P/21/0328. We welcome further dialogue on this matter to progress the legal agreement to ensure that our assets and our access to them are protected.

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@dwrwymru.com



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr 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.



LEGEND(Representative of most common features)

Waste network									
	Foul chamber		Surface water chamber		Outfall				
	Combined chamber		Combined sewer overflow		Storm Overflow				
	Special purpose chamber				Rising main				
					Gravity sewer				
	Treatment works				Private sewer				
	Pumping station				Private sewer subject to Sect. 104 adoption agreement				
					Private Sewer Transfer				
					Lateral Drain				
					Inspection Chamber				
NB: Sewer symbol/color indicates the type									
RED	— Combined		→						
GREEN	— Surface water		→						
BROWN	— Foul		→						

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cylindedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and is not warranted as to its correctness in the event of excavations or other works made in the vicinity of the Company's apparatus. The error of location of apparatus is liable to vary and any excavations made entirely on your own. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 104 and 105 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not indicate the existence of water mains, storm pipes, sewer, lateral drains or disposal mains and any excavations made prior to 1 September 1996, or if they are, the position thereof may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's liability for compensation for any damage to be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 305433.204267
Map scale: 1:3500
Printed by: Jeremy Hackman
Printed on: 22 Dec 2022



LEGEND

Clean network:	Sluice valve	Stop tap
Pressure reducing valve	Water Treatment Works	
Meter	Water Pumping Station	
Bulk meter	Existing main	
Hydrant	Non-operational main	
Cap end	Raw Water	
Air valve		

NB: Water main symbol colour indicates the type:
 LIGHT BLUE - Trunk
 DARK BLUE - 1500mm
 YELLOW - Raw Water

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

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Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Printed by: Jeremy Hackman
Printed on: 22 Dec 2022





Asbri Planning Ltd
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
mail@asbriplanning.co.uk

Our Ref: BD/99-15042 (BR13)
Your Ref:
Date: 19 December 2022
Contact: Station Manager B. Dickinson
Tel: 07887 632355
E-mail: firesafety@southwales-fire.gov.uk

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
PROPOSAL: FULL PLANNING APPLICATION RELATING TO RESIDENTIAL
DEVELOPMENT OF 200 HOMES, ENGINEERING WORKS, ACCESS
FORMATION, LANDSCAPE, DRAINAGE AND ASSOCIATED WORKS
LOCATION: LAND AT DRAGON PARK, ABERCANAIID, MERTHYR TYDFIL**

I acknowledge receipt of the notification to the South Wales Fire and Rescue Authority in relation to the above application.

The proposed site plan in relation to the above has been examined and the Fire and Rescue Authority wish the following comments to be brought to the attention of the committee/applicant. It is important that these matters are dealt with in the early stages of any proposed development.

Changes to our climate and weather patterns will have a significant impact on the well-being of both current and future generations. In line with the **Well-being of Future Generations (Wales) Act 2015 and the Future Wales – the national plan 2040 framework document**, the following areas should be considered early in the planning process:

The climate emergency is likely to increase the risk of flooding as a result of sea-level rises, more frequent severe weather systems and more intense rainfall. Planning authorities should adopt a precautionary approach of positive avoidance of building developments in areas of flooding from the sea or from rivers. Surface water flooding will affect the choice of location and the layout and design of schemes and these factors should be considered at an early stage in formulating any development proposals.

Wildfires are a significant potential threat particularly in populated areas adjoining green spaces such as mountains or forestry. Therefore, it is critical that new developments are designed with this in mind. Where a new development is proposed in an area which is at risk of a wildfire, consideration should be given on how to mitigate the spread of wildfires. For example, sustainable land management could assist with prevention measures.

The site plan/s of the above proposal has been examined and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development:

- The following concerns are identified, in relation to the proposed developments, together with suggestions as to how these can be addressed.

A comprehensive fire strategy should be provided which indicates the package of fire safety measures that are proposed to satisfy the Building Regulations and should address any variations to current guidelines.

The developer should consider the need for the provision of:-

- a. adequate water supplies on the site for firefighting purposes; and
- b. access for emergency firefighting appliances.

Should the applicant require further information in relation to these matters they should contact the above named fire safety officer.

Yours faithfully,

Duly signed and authorised by



For Assistant Chief Fire Officer

Cc: WATERGEN@southwales-fire.gov.uk
Enc: BR13 Appendix

Appendix

1.0 Access For Fire Appliances

Typical vehicle access route requirements:

Appliance Type	Min Width Road	Min Width Gate	Min Turning Circle between Kerb
Pump	3.7m	3.1m	16.8m
Aerial Appliance	3.7m	3.1m	26.9m
Min Turning between Wall	Min Height Clearance	Min Capacity Tonnes	
19.2	3.7m	12.5	
29.0	4.0m	23	

Pedestrian Priority

Pedestrian schemes must take into account the need for permanent and unobstructed access for firefighting appliances. The siting of ornamental structures such as flower beds, must take account, not only of the access requirements of the fire appliances but the need to be able to site them in strategic positions; in particular, account must be taken of the working space requirements for aerial appliances. Consultation must take place with the Fire Authority during the earliest planning stages of any development to ensure adequate access for fire appliances, their siting and use.

2.0 Water Supplies for Firefighting

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to cater for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Access to Open Water Supplies

Where development of water front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

2.1 Housing

Minimum main size 100mm. Housing developments with units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

Housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any hydrant on the development.

2.2 Transportation

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100mm. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

2.3 Industry

In order that an adequate supply of water is available for use by the Fire Authority in case of fire, it is recommended that the water supply infrastructure to any Industrial estate is as follows:

Light Industrial

Minimum Main Size 100mm
Up to one hectare, 20 litres per second

Commercial/Industrial

Up to two hectares, 35 litres per second - Minimum Main Size 150mm

High Risk Industrial

Two to three hectares 50 litres per second - Minimum Main Size 150mm.
Over three hectares, 75 litres per second.

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site at the above flow rates for at least one hour.

The Fire Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high risk units may require a greater flow.

2.4 Shopping, Health and Community Facilities

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and single storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

2.6 Distances Between Fire Hydrants

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates (Subject to operational needs)	-	150 metres
Town centre areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hotels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Homes)	-	Adjacent to access
Old Persons Homes	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

2.7 Conclusion

Developers should hold joint discussion with Dwr Cymru - Welsh Water or the National Rivers Authority and the Fire Authority to ensure that adequate water supplies are available in case of fire. the Fire Authority reserve the right to ask for static water supplies for firefighting on site as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

Liam Griffiths

From: Tanner, Martyn <Martyn.Tanner@merthyr.gov.uk>
Sent: 11 January 2023 10:53
To: Liam Griffiths
Cc: Morris, Carwyn
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Dragon Park, Abercanaid, Merthyr Tydfil [NOT PROTECTIVELY MARKED]

Classification: NOT PROTECTIVELY MARKED

Hi Liam,

Apologies for the delay. I have a slight back log at the minute due to the Christmas.

I'll hopefully have comments with you by the end of the day. We've been in discussions and had a number of meetings with the Developer regarding the development and there are no fundamental concerns.

Cheers,

Martyn

From: Highways Customer Care <Highways.CustomerCare@merthyr.gov.uk>
Sent: 10 January 2023 14:23
To: Morris, Carwyn <Carwyn.Morris@merthyr.gov.uk>; Tanner, Martyn <Martyn.Tanner@merthyr.gov.uk>
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Dragon Park, Abercanaid, Merthyr Tydfil

Hi Both,

Please see below and attached.

Thank you

Amanda

From: Liam Griffiths <LiamG@asbriplanning.co.uk>
Sent: 10 January 2023 13:59
To: Highways Customer Care <Highways.CustomerCare@merthyr.gov.uk>
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Dragon Park, Abercanaid, Merthyr Tydfil

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

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Hi,

Gentle reminder that a response is awaited on this request for PAC comments.

Please could you advise when you anticipate a response will be issued?

Thanks,

Liam Griffiths – Senior Planner

Asbri Planning Ltd | T: 02920 732652 | M: 07943 835843 | W: <http://www.asbriplanning.co.uk>

From: Kate Stevens

Sent: 07 December 2022 16:08

To: 'highways@merthyr.gov.uk' <highways@merthyr.gov.uk>

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Dragon Park, Abercanaid, Merthyr Tydfil

Please see attached

Kate Stevens - Office Manager

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



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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

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Merthyr Tydfil County Borough Council

Civic Centre

Castle Street

Merthyr Tydfil

CF47 8AN

Telephone: 01685 725000



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Archived: 04 January 2023 08:55:30
From: [Mail Asbriplanning](#)
Sent: 03 January 2023 15:24:55
To: [Liam Griffiths](#)
Subject: FW: 19.170 - Land at Dragon Park, Abercanaid, Merthyr Tydfil
Response requested: No
Importance: Normal

Nia Williams – Business Manager/Rheolwr Busnes

Please note that our offices will close on Thursday 22nd Dec at 12 noon and will reopen on Tuesday 3rd Jan at 9am

Asbri Planning Ltd | T: 02920732652 | M: 07825 597780 | W: <http://www.asbriplanning.co.uk>

Cardiff | Swansea

From: Grace Lewis <Grace.Lewis@networkrail.co.uk>
Sent: 23 December 2022 15:17
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: 19.170 - Land at Dragon Park, Abercanaid, Merthyr Tydfil

OFFICIAL



Network Rail
1st Floor
Bristol Temple Point
Bristol
BS1 6NL

My Ref: P/TP22/254

Your Ref: 19.170

Date: 23 December 2022

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NO: 19.170

PROPOSAL: Full Planning Application relating to residential development of 200 homes, engineering works, access

formation, landscape, drainage and associated works

LOCATION: Land at Dragon Park, Abercanaid, Merthyr Tydfil

Dear Sir/Madam,

Thank you for your email dated 7 **December 2022** together with the opportunity to comment on this proposal.

Network Rail have no comments to make on this application. Please contact TfW for comments as the assets at this location are no longer NR owned.

Yours Sincerely,

Grace Lewis

Town Planning Technician Wales and Western

Network Rail

Temple Point, Redcliffe Way, Bristol, BS1 6NL

E grace.lewis@networkrail.co.uk

www.networkrail.co.uk/property

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

Liam Griffiths
Senior Planner
mail@asbriplanning.co.uk

ebost/email:
southeastplanning@cyfoethnaturiolcymru.gov.uk

03/01/2023

Annwyl Liam / Dear Liam,

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

BWRIAD / PROPOSAL: FULL PLANNING APPLICATION RELATING TO RESIDENTIAL DEVELOPMENT OF 200 HOMES, ENGINEERING WORKS, ACCESS FORMATION, LANDSCAPE, DRAINAGE AND ASSOCIATED WORKS.

LLEOLIAD / LOCATION: DRAGON PARC, ABERCANAID, MERTHYR TYDFIL, CF48 1PQ

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 7th December 2022.

We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following conditions to any planning permission granted:

Condition: Land Contamination

Condition: European Protected Species – Lighting Plan

Please note, without these conditions, we would be likely to object to the planning application. Further details are provided below.

Land Contamination

The following information has been reviewed:

- Ardagh Metal Packaging, Abercanaid, Merthyr Tydfil – Desk Study Report. Intégral Géotechnique (Wales) Limited, Report Reference: 11708/LW/16/DS, February 2016.
- Dragon Parc, Abercanaid, Merthyr Tydfil – Site Investigation Report. Intégral Géotechnique (Wales) Limited, Report Reference: 12392/LW/19/SI, April 2019.

- Drainage Channel, Dragon Parc, Merthyr Tydfil – Geoenvironmental Site Investigation Report. Intégral Géotechnique (Wales) Limited, Report Reference: 12888/JJ/21/GSI, December 2021.
- Additional Land Parcel, Dragon Parc, Merthyr Tydfil – Desk Study Report. Intégral Géotechnique (Wales) Limited, Report Reference: 12888/LP/22/DS, November 2022.

It is noted that buildings have been removed on site within the past 10 years and some remediation works have been undertaken. We acknowledge that the reports indicate the risk to controlled waters to be medium to low, however the details and verification report for the completed remediation work has not been provided. Our recommendation would be to submit this additional information with the full planning application, in order for a full assessment of the potential land contamination to be made. However, if this is not submitted, we would request the LPA include the following conditions for a verification report as well as a condition for unsuspected contamination, if permission is granted.

Condition

Prior to the operation of the development, a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

European Protected Species (EPS)

The following report has been reviewed:

- Dragon Parc, Abercanaid, Merthyr Tydfil, CF48 1YT. AEUK 1360. Ecological Site Summary 2022. By Alder Ecology UK Ltd. Dated 6th December 2022.

We note the survey results and welcome the recommendations set out within Section 5 of the report. Given the high level of bat activity recorded and the observed importance of The River Taff and eastern boundary of the site for foraging and commuting, we would recommend the LPA include the following condition to any planning permission granted:

Condition

Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

- Details of the siting and type of all external lighting to be used.
- Drawings setting out light spillage in key sensitive areas, in particular the River Taff corridor, all retained vegetation surrounding the site, and the proposed new SUDS pond to the south.
- Details of lighting to be used both during construction and operation.

Lighting shall be installed and retained as approved during construction and operation.

Justification: A Lighting Plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species, and their habitats and commuting corridors.

Flood Risk

The site has been subject to recent engineering works, including site re-profiling up to 157mAOD and 6m wide dry swale to convey floodwater and prevent increase in flood risk to third parties. These works were subject to a previous planning application (ref: P/20/0025) and a successful Flood Map Challenge was agreed with us in May 2022.

The draft planning application proposes highly vulnerable development (residential). Currently, the site remains partially within Zone C2 of the Development Advice Map (DAM) as contained in Technical Advice Note 15 (TAN15): Development and Flood Risk (2004). The Flood Map for Planning (FMfP) also identifies the application site to be at risk of flooding and falls partially into Flood Zone 2 (Rivers), with partial areas of Flood Zone 3 (Rivers) around the perimeter of the site. This reflects the successful Flood Map Challenge agreed with us in May 2022 and shows a reduced extent of flood risk compared with the DAM.

It will be for the planning authority to consider the justification tests set out in Section 6 of TAN15 and the Chief Planning Officer [letter](#) from Welsh Government, dated 9 January 2014, which affirms that **highly vulnerable development should not be permitted in Zone C2**

(paragraph 6.2 of TAN15). The justification tests in paragraph 6.2 do not apply to highly vulnerable development in Zone C2.

Notwithstanding this policy position, we have reviewed the submitted FCA by JBA (Version 1, dated November 2022), which shows that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no objection on flood risk grounds to the application submitted. Our technical advice on the risks and consequences of flooding is set out below.

The Dragon Parc Flood Mitigation Scheme was developed to reduce the risk of flooding on the site, enabling future residential redevelopment of the site. These engineering works were completed in early 2022. The submitted FCA confirms the proposed development is predicted to be flood free during the 1% plus climate change event, and therefore complies with Section A1.14 of TAN15. It also confirms that the development is flood free during the 0.1% event and complies with Section A1.15 of TAN15. The FCA states that both flood events include a 30% blockage on the Nant Canaid culvert. Justification is provided in Section 5.2.3 of the FCA for the blockage amount. Given that the FCA also includes a worst-case scenario (95% blockage during the present day 0.1% event) which shows the development plateau within the application site is unaffected, we are satisfied with this approach. The Lead Local Flood Authority may also provide advice to the planning authority on this aspect.

The FCA also confirms no negative impact on the flood risk elsewhere and we are satisfied this criterion of TAN15 (within paragraph A1.12) has been met.

It will be for the planning authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15. As such we would recommend they consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

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](#).

Advice for the Developer

Land Contamination

Natural Resources Wales recommends that developers should:

- Follow the risk management framework provided in [Land contamination risk management \(LCRM\)](#)
- Refer to '[Land Contamination: a guide for developers](#) (WLGA, 2017) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
- Refer to our [groundwater protection](#) advice on www.gov.uk

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the [CL:AIRE Definition of Waste: Development Industry Code of Practice](#). This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Eleanor Sullivan

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

Liam Griffiths

From: National Planning Function <NationalPlanning.Function@canalrivertrust.org.uk>
Sent: 09 December 2022 09:50
To: Kate Stevens
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Dragon Park, Abercanaid, Merthyr Tydfil

Dear Sir / Madam

Thank you for your pre-application consultation in respect of land at Dragon Park, Abercanaid. The Canal & River Trust is potentially a specialist consultee in the mandatory pre-application process. However, this scheme does not meet the criteria for consultation with us as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

We are therefore returning the consultation to you. If for any reason you consider that you require the input of the Trust please let us know.

Should you have any queries please do not hesitate to contact us,

Kind regards

Victoria

Victoria Johnson
Planning and Data Support Technician
E planning@canalrivertrust.org.uk

My working days are Wednesday, Thursday and Friday



From: Kate Stevens <Kate@asbriplanning.co.uk>
Sent: 07 December 2022 16:09
To: National Planning Function <NationalPlanning.Function@canalrivertrust.org.uk>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Dragon Park, Abercanaid, Merthyr Tydfil

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Kate Stevens - Office Manager

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Canal & River Trust is a charitable company limited by guarantee registered in England & Wales with company number 7807276 and charity number 1146792. Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

Cadw mewn cysylltiad

Cofrestrwch i dderbyn e-gylchlythyr Glandŵr Cymru <https://canalrivertrust.org.uk/newsletter>

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Mae Glandŵr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

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Liam Griffiths

From: Mail Asbriplanning
Sent: 17 January 2023 09:47
To: Liam Griffiths
Subject: FW: Pre Planning - Land at Dragon Park, Abercanaid, Merthyr Tydfil

From: Thomas, Rhodri <Rhodri.Thomas@wsp.com>
Sent: 16 January 2023 14:44
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Cc: LGC_Development_Control-South@gov.wales
Subject: FW: Pre Planning - Land at Dragon Park, Abercanaid, Merthyr Tydfil

Afternoon Asbri Planning,

On Behalf of the Welsh Government,

Pre Planning - Land at Dragon Park, Abercanaid, Merthyr Tydfil
Planning Application relating to residential development of 200 homes, engineering works, access formation, landscape, drainage and associated works

I refer to your consultation of 07/12/2022 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the A470 trunk road would not issue a direction in respect to a future planning application.

General Notes

1. Active Travel / multi modal connections should be included in line with current guidance to maximise local accessibility and minimise private vehicular trip generation.

If you have any further queries, please forward to the following Welsh Government Mailbox
Lgc_development_control-south@gov.wales

Regards

Rhodri

Rhodri Thomas BSc. (Hons) GMICE
Senior Engineer

I am now on secondment, and will have intermittent access to emails.



T+44 (0) 29 20 769 275

1 Capital Quarter, Tyndall Street
Cardiff
CF10 4BZ

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Appendix G - Responses received from 'other' consultees

Liam Griffiths

From: Kate Stevens
Sent: 19 December 2022 09:27
To: Liam Griffiths
Subject: FW: [EXTERNAL] FW: [EXT] FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Dragon Park, Abercanaid, Merthyr Tydfil

From: .box.assetprotection <assetprotection@nationalgrid.com>
Sent: 16 December 2022 16:47
To: Kate Stevens <Kate@asbriplanning.co.uk>
Subject: RE: [EXTERNAL] FW: [EXT] FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Dragon Park, Abercanaid, Merthyr Tydfil

Many thanks for sending through the attached, Kate.

For my information can you confirm if you have previously been sent any drawings and information for our Overhead liens near the site?

Looking at the Planning layout it looks like you have possibly received some information and that consideration have already been made but I do not want to make assumptions.

Please can you confirm if you have processed a LSBUD enquiry in relation to the site also?

If not please can you do so via the below link.

<https://lsbud.co.uk/>

Best regards,

Andrew Lyons

Asset Protection Team Leader
Asset Management – OHL & Cables
Asset Operations
Electricity Transmission
nationalgrid

T 07971 103816
E Andrew.lyons@nationalgrid.com

National Grid House, Warwick Technology Park,
Gallows Hill, Warwick, CV34 6DA (Floor B1)

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From: Kate Stevens <Kate@asbriplanning.co.uk>
Sent: 09 December 2022 10:35
To: .box.assetprotection <assetprotection@nationalgrid.com>
Subject: [EXTERNAL] FW: [EXT] FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Dragon Park, Abercanaid, Merthyr Tydfil

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

Sent: 07 December 2022 16:12

To: .box.plantprotection <plantprotection@cadentgas.com>

Subject: [EXT] FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Dragon Park, Abercanaid, Merthyr Tydfil

Please see attached

Kate Stevens - Office Manager

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



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