



PAC REPORT

PROPOSED REDEVELOPMENT TO CREATE 30 NO. 1 & 2 BED SELF CONTAINED APARTMENTS
FORMER MERTHYR HOSPITAL, HIGH STREET, MERTHYR TYDFIL, CF47 ORX

INTRODUCTION

- 1.1 In accord with the requirement of the Wales Planning Act (2015) Development Management Pre-application Consultation specified parties were advised of our Client's proposal for the 'proposed redevelopment to create 30 no.1 and 2 bed self-contained apartments' at the former Merthyr Hospital, High Street, Merthyr Tydfil, CF47 ORX
- 1.2 The consultation period ran from 12th July to 9th August 2023.
- 1.3 This report details the parties consulted, the information available to consultees, the responses received and the Applicant's response to the comments and any variations/amendments to the scheme made by the Applicant in response to the consultee responses.

PARTIES CONSULTED

Neighbours

- 19, 20, 21, 22, 23, 28, 29, 30 Heritage Court
- 1 and 2 Alexandra Road
- Park View, Alexandra Road
- Thornycroft, Alexandra Road
- Eskdale Villa, Gwaelodygarth
- Davington Villa, Gwaelodygarth
- Oaklands, Gwaelodygarth
- Oakroyd, Gwaelodygarth
- 7 Garth Villa, Gwaelodygarth

Local Members / Local Planning Authority

- 1.4 The letters attached as Appendix 1 were sent to the Neighbours, Local Councillors and Merthyr Tydfil County Borough Council's Highways Department on the 10th July 2023. The letters provide details on the proposal consultation period and opportunities for accessing available information in respect of the application and how to make comments on the proposal.

Statutory Consultees

- 1.5 The letter attached as Appendix 2 was sent to the following statutory consultees on the 10th July 2023 advising of the proposal, consultation period and opportunities for accessing available information in respect of the application and how to make comments on the proposal.

- Natural Resources Wales
- Welsh Water / Dwr Cymru

1.6 The Site Notice attached as Appendix 3 was displayed on site during the consultation period.

Responses received during the consultation period:

- 1.7 During the consultation period, responses were received from:
- NRW (Appendix 4),
 - Welsh Water (Appendix 5)
- 1.8 Welsh Water confirmed that flows can be accommodated within the public sewerage system. It was noted that the site is crossed by a trunk/distribution watermain. No part of any building or sustainable drainage feature will be permitted within 4.15 metres either side of the centreline of the watermain. The drainage proposes to dispose surface water flows to an existing culverted watercourse and in principle no objection is offered subject to consultation with the Merthyr Tydfil County Borough Council. With regards to water supply, a supply can be made available. Consultation regarding SuDS should be made.
- 1.9 NRW noted 'Having considered the information submitted, it does not appear that we are an identified specialist consultee in accordance with Schedule 4 of the Order and therefore we have no comments to make on this pre-application consultation.'
- 1.10 NO responses were offered by neighbouring properties or local elected members.

Applicant's response to consultee responses

- 1.11 The observations provided by Welsh Water and NRW have been reviewed by the design team and the relevant reports have been commissioned and submitted with the application address the queries raised.
- 1.12 The public sewer identified by DCWW does not affect the proposed development and the recommended easement can be accommodated.



Appendix 1

The Owner / Occupier

19 Heritage Court

Merthyr Tydfil

CF479AQ

C2J/22-058

10th July 2023

Dear Sir/Madam

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) AMENDMENT ORDER 2016
PRE-APPLICATION CONSULTATION**

C2J Architects & Town Planners are acting on behalf of Signature Realtors Ltd in respect of their proposed development on land at the former Merthyr Hospital, High Street, Merthyr Tydfil. Please find enclosed a site location plan identifying the site. Our Client is intending to apply for planning permission for 'proposed redevelopment to create 30 No. 1 and 2 bed self contained apartments'.

A copy of the proposed application, plans and other supporting documents can be viewed online at www.c2jarchitects.co.uk.

As an interested party we would welcome your views on the proposal prior to the submission of the application to the Local Authority. Should you wish to comment on the proposal a consultation response must be sent to C2J Architects & Town Planners, Unit 1A Compass Business Park, Pacific Road, Ocean Park, Cardiff, CF24 5HL or by email to enquiries@c2jarchitects.co.uk no later than 9th August 2023.

We look forward to hearing from you.

Yours faithfully

C2J Architects & Town Planners



Merthyr Tydfil Council
Highways Department
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

C2J/22-058

10th July 2023

Dear Sir/Madam

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Merthyr Tydfil Council
Planning Department
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

C2J/22-058 PAC

10th July 2023

Dear Sir/Madam

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) AMENDMENT ORDER 2016
PRE-APPLICATION CONSULTATION**

We are writing to advise you that we have commenced our Pre-application Consultation in respect of our Client's proposed development at the former Merthyr Hospital, High Street, Merthyr Tydfil. Our Client is intending to apply for planning permission for 'proposed redevelopment to create 30 No. 1 and 2 bed self contained apartments'.

The 28 day consultation period runs from 12th July to 9th August 2023.

A copy of the proposed application, plans and other supporting documents can be viewed online at www.c2jarchitects.co.uk

Yours faithfully

C2J Architects & Town Planners



Councillor John Thomas
4 Jones Terrace
Thomastown
Merthyr Tydfil
CF47 0NT
john.thomas@merthyr.gov.uk

C2J/22-058

10th July 2023

Dear Councillor Thomas

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) AMENDMENT ORDER 2016
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We look forward to hearing from you.

Yours faithfully

C2J Architects & Town Planners



Councillor Julia Jenkins
28 The Parade
Thomastown
Merthyr Tydfil
CF47 0ET
Julia.jenkins2@merthyr.gov.uk

C2J/22-058

10th July 2023

Dear Councillor Jenkins

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(WALES) AMENDMENT ORDER 2016
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We look forward to hearing from you.

Yours faithfully

C2J Architects & Town Planners



Appendix 2

Welsh Water

Developer Services

PO Box 3146

Cardiff

CF30 0EH

Developer.services@dwrcymru.com

C2J/22-058

10th July 2023

Dear Sir/Madam

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) AMENDMENT ORDER 2016
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We look forward to hearing from you.

Yours faithfully

C2J Architects & Town Planners



Natural Resources Wales
c/o Customer Care Centre
Ty Cambria
29 Newport Rd
Cardiff
CF24 0TP
enquiries@naturalresourceswales.gov.uk

C2J/22-058

10th July 2023

Dear Sir/Madam

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) AMENDMENT ORDER 2016
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We look forward to hearing from you.

Yours faithfully

C2J Architects & Town Planners



Appendix 3

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) AMENDMENT ORDER 2016
PRE-APPLICATION CONSULTATION NOTICE**

Proposed development at the Former Merthyr Hospital, High Street, Merthyr, CF47 0RX

We give notice that Signature Realtors Ltd

Is intending to apply for planning permission for

PROPOSED REDEVELOPMENT TO CREATE 30 NO. 1 AND 2 BED SELF CONTAINED APARTMENTS

A copy of the proposed application, plans and other supporting documents can be viewed online at

www.c2jarchitects.co.uk

(public computer facilities are available at your local library)

In accordance with the above Order a consultation response must be sent to C2J Architects & Town Planners, Unit 1A Compass Business Park, Pacific Road, Ocean Park, Cardiff, CF24 5HL or by email to enquiries@c2jarchitects.co.uk no later than 9th August 2023

C2J Architects & Town Planners

12th July 2023



**Architects Town Planners
Environmental & Urban Design**

Cardiff Office
Unit 1A, Compass Business Park,
Pacific Road, Ocean Park, Cardiff, CF24 5HL
Phone 029 2045 2100
web: www.c2jarchitects.co.uk

London Office
19 Goodge Street
London W1T 2PH
Phone 020 3409 1342
email: enquiries@c2jarchitects.co.uk



C2/22-058 - Former Merthyr Hospital (Stat pre-App) - NRW Response NRW/02380495

SE South East Planning <southeastplanning@cyfoethnaturioigymru.gov.uk>
To Enquiries

You forwarded this message on 27/07/2023 15:41.

Dear Sir/Madam,

I refer to your email dated 1st July 2023 and statutory pre-application consultation for the above.

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

<http://www.assembly.wales/info/26/documents/5a1b4103539a0b-4d10539-a.pdf>

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

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

Kind regards,

Ryan Rees

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

Tim Cynllunio Datblygu / Development Planning Team

0300 065 3384

Fe, fo / He, him



Croesebw! gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i nymy arwain at oedi.

Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.



Byd natur a phobl
yn ffynnu gyda'n gilydd
Nature and people

Reply Reply All Forward ...
Thu 27/07/2023 13:50



Architects Town Planners
Environmental & Urban Design

Cardiff Office
Unit 1A, Compass Business Park,
Pacific Road, Ocean Park, Cardiff, CF24 5HL
Phone 029 2045 2100
web: www.c2jarchitects.co.uk

London Office
19 Goodge Street
London W1T 2PH
Phone 020 3409 1342
email: enquiries@c2jarchitects.co.uk



Appendix 5

C2J Architects
Unit 1a
Compass Business Park
Cardiff
CF24 5HL

Date: 25/07/2023
Our Ref: PPA0008055

Dear Sir/Madam

Grid Ref: 305212 206946

Site Address: Former Merthyr Hospital, High Street, Merthyr Tydfil

Development: Article 2D – Proposed redevelopment to create 30 no. 1 and 2 bed self-contained apartments

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

Appraisal

Firstly, we note that the proposal relates to 30 no 1- and 2-bedroom apartments and acknowledge that the site is allocated (Ref: SW3-15) within the Local Development Plan (LDP) for 20 units. We would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development of 30 units:

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a combined sewerage system, which drains to Cilfynydd Wastewater Treatment Works (WwTW).

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 such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Surface Water Drainage

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.

It is therefore recommended that the developer consult with Merthyr Tydfil County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our



attached Advice and Guidance note. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be communicated to the 225mm combined sewer located in either the High Street, Gwaelody Garth or Alexandra Road. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e., a drain which extends beyond the connecting property boundary) or via a new sewer (i.e., serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption" – 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

SEWAGE TREATMENT

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

Asset Protection

The proposed development is crossed by a trunk/distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

WATER SUPPLY

We anticipate this development will require the installation of a new single water connection to serve the new premise. The provisions of Section 45 of the Water industry Act 1991 apply. We therefore rely on the Local Planning Authority to control the delivery of any required reinforcement or offsite works by way of planning condition at planning application stage.

Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

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

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

Please quote our reference number in all communications and correspondence.



Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Owain George'.

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.



Architects Town Planners
Environmental & Urban Design

Cardiff Office
Unit 1A, Compass Business Park,
Pacific Road, Ocean Park, Cardiff, CF24 5HL
Phone 029 2045 2100
web: www.c2jarchitects.co.uk

London Office
19 Goodge Street
London W1T 2PH
Phone 020 3409 1342
email: enquiries@c2jarchitects.co.uk



PPA0008055

CONDITIONS FOR DEVELOPMENT NEAR WATER MAINS

Location: Merthyr Hospital, High Street, Merthyr Tydfil
Date: 24/07/2023

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are:-

1. No structure is to be sited within a minimum distance of **4.15 metres** from the water main. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.



7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.





Dŵr Cymru
Welsh Water

PPA0008055 Sewer Plan



LEGEND(Representative of most common features)



Notes:

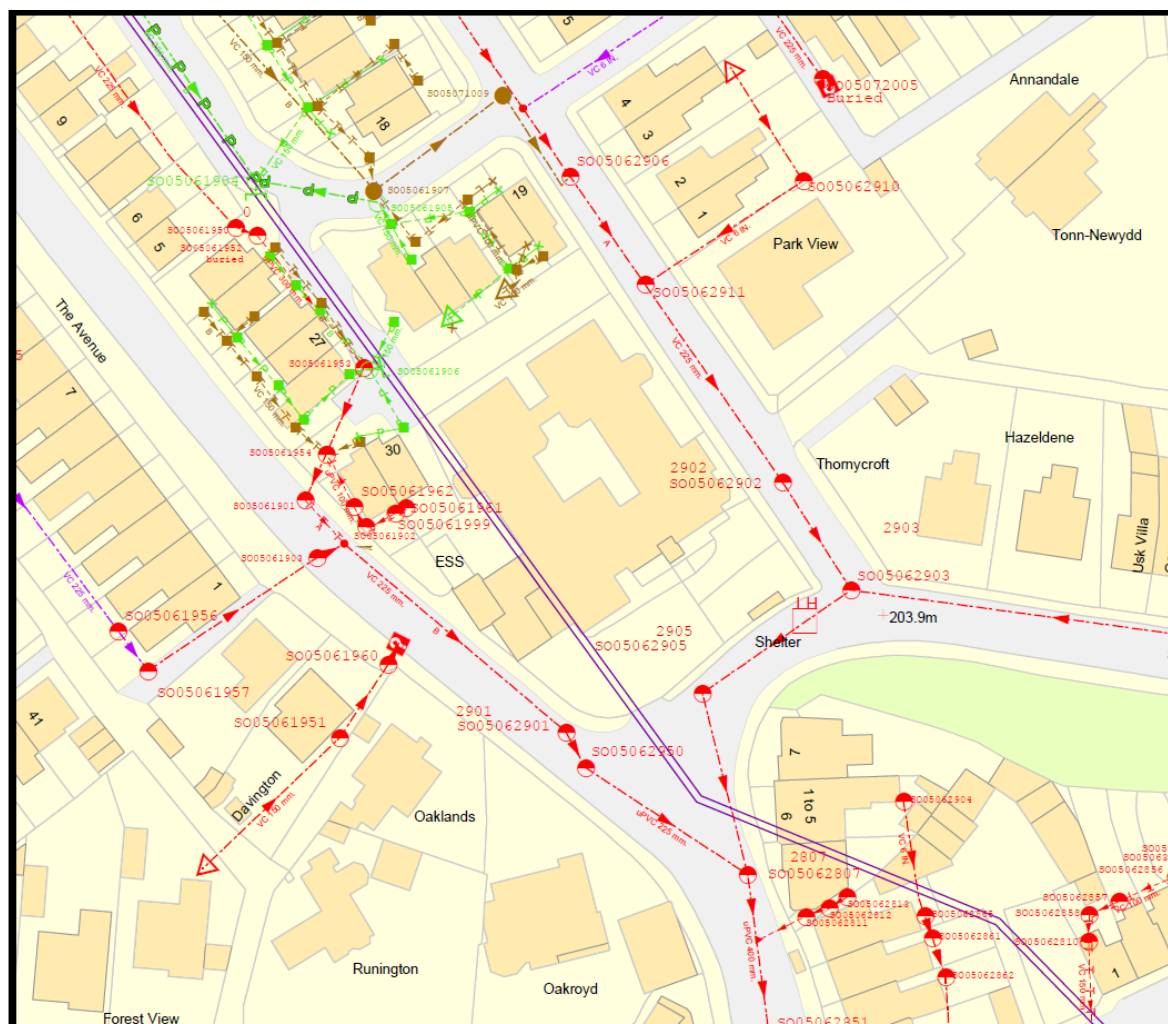
Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible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

[illegible]

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

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Map Ref: 305212,206946
Map scale: 1:750
Printed by: Chris Trower
Printed on: 26 Jul 2023





LEGEND(Representative of most common features)

Waste network		Duffell	
	Rainchamber		Outfall
	Surface water chamber		Lampshole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Maint main
	Specialist sewage chamber		Drainy sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 agreement

 Private Sewer Transducer
 Lateral drain
 Sewer/Storm Drainage

NS: Sewer symbol colour and/or shape
 NS: Combined
 NS: Surface Water
 NS: Sewer

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.

Should you only use the data for internal understanding but not to assist in your information analysis and not wanting to be vulnerable to what you call the "mass of associates or old friends" in the ability of the company's management to make misleading assertions before carrying out your assessments and acting on your information, you should inform the company. In doing so, you are not only protecting your own interests but also the interests of the company. The reason of making assertions before carrying out your assessments and acting on your information is to assist the company in doing so. If you do not inform the company, you are not only protecting your own interests but also the interests of the company. The reason of making assertions before carrying out your assessments and acting on your information is to assist the company in doing so. If you do not inform the company, you are not only protecting your own interests but also the interests of the company.

EXACT LOCATIONS OF ALL APPARATUS
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