

Prince Charles Hospital, Merthyr Tydfil - Multi-disciplinary Training Unit (Unit 2)

Pre-Application Consultation Report (PAC)

July 2025



theurbanists

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1. Introduction and Background

This Pre-Application Consultation (PAC) Report has been prepared to accompany the planning application for the retention of the multi-disciplinary training unit 2, at Prince Charles Hospital, Merthyr Tydfil.

The report describes the consultation that has been undertaken to satisfy the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016). The Order requires all applicants proposing 'major' development to consult landowners adjacent to the application site and key stakeholders before submitting the planning application and to demonstrate how consultation responses received have been considered and managed. The PAC Report, therefore, shows how the requirements of 61Z of the Town and Country Planning Act 1990 have been complied with.

The PAC requirements are set out in the table below:

Table 1: Welsh Government's requirements for Pre-application community consultation.

Requirements	Report Reference
A copy of the site notice	Appendix 1
A copy of the notices given to owners and occupiers, councillors, town and community councils, and specialist consultees	Appendix 1
A summary of all issues raised and how they have been addressed	Sections 5 and 6
Copies of all responses received from specialist consultees with an explanation of how they have been addressed	Section 5 and Appendix 2

2. Notification

It is hereby confirmed that the applicant has complied with section 61Z Town and Country Planning Act 1990 (as amended) and that this report complies with article 2F Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), as set out below.

This section provides information relating to the notification processes that took place following the statutory requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2012. The following actions were undertaken:

- Schedule 1B notices were served on community consultees and those with an interest in the adjoining land;
- Schedule 1C (Art. 2D) notices were served on specialist consultees; and
- Bilingual (English and Welsh) Schedule 1B notices were displayed in various locations around the application site, as shown in Figure 2.

Table 2: The notification process.

Task	Date
Notices posted and emailed to landowners, community and specialist consultees	02.07.25
Application placed on website completed	02.07.25
Website live	02.07.25
Notices placed on site	02.07.25
Notification period start (day 1)	02.07.25
Notification period end (day 29)	31.07.25

Table 3: Community consultees notification.

Name	Address	Notice Served Date
Community Consultees		Email
Jeremy Davies Gurnos	jeremy.davies@merthyr.gov.uk	02/07/2025
Lee Davies Gurnos	lee.davies@merthyr.gov.uk	02/07/2025
Bill Smith Gurnos	bill.smith@merthyr.gov.uk	02/07/2025

Table 4: Adjacent landowner notification.

Name	Address	Notice Served Date
Adjacent Landowners		Email
Cwm Taf Morgannwg University Health Board	Gurnos Road, Prince Charles Hospital, Merthyr Tydfil, CF47 9DT	bill.Rogers@wales.nhs.uk 02/07/2025

Table 5: Specialist consultees notification.

Name	Address	Notice Served Date
Specialist Consultees		Email
South Wales Fire and Rescue	swfs@southwales-fire.gov.uk	02/07/2025
Dŵr Cymru Welsh Water	Dwr Cymru Welsh Water Fortran Road, St Mellons, Cardiff, CF3 0LT	developer.services@dwrcymru.com 02/07/2025
Merthyr Tydfil Highways	Civic Centre in Castle Street, Merthyr Tydfil, CF47 8AN	highways.customercare@merthyr.gov.uk 02/07/2025
Mining Remediation Authority	200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	thecoalauthority@coal.gov.uk 02/07/2025

Figure 1 and 2 (below): Extract from The Urbanists website advertising the Pre-Application Consultation.

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Prince Charles Hospital

Ysbyty'r Tywysog Siarl - Cadw'r Uned Hyfforddiant Amlddisgyblaethol dros dro bresennol (Uned 2).

Mae'n bleser gennym gyhoeddi y byddwn yn cyflwyno cais cynllunio cyn bo hir ar gyfer cadw'r Uned Hyfforddiant Amlddisgyblaethol dros dro bresennol (Uned 2), Ysbyty'r Tywysog Siarl, yn Heol Gurnos, Merthyr Tudful, CF47 9DT.

Mae Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) [Cymru] [Diwygio] 2016 yn ei gwneud yn ofynnol i geisiadau cynllunio drafft fod ar gael ar gyfer sylwadau am o leiaf 28 diwrnod cyn eu cyflwyno'n ffurfiol i'r Awdurdod Cynllunio Lleol. Rydym nawr yn gwneud hyn ar ran Bwrdd Iechyd Prifysgol Cwm Taf Morgannwg, sef yr ymgeisydd ar gyfer cadw Uned 2.

Bydd y gweithdrefnau ymgynghori cynllunio arferol yn dal i gael eu dilyn gan yr Awdurdod Cynllunio wrth benderfynu ar y cais.

Mae'r dogfennau cais cynllunio drafft felly ar gael i'w llwytho i lawr o'r dudalen hon o'n gwefan.

Os hoffech wneud unrhyw sylwadau ar y cais arfaethedig, dylech eu cyfeirio at: planning@theurbanists.net

Neu

The Urbanists, Westgate House, 11 Womanby Street, Caerdydd, CF10 1BR erbyn 31 Gorffennaf 2025.

Prince Charles Hospital - Retention of existing temporary Multi-disciplinary Training Unit (Unit 2).

We are pleased to announce that we will soon be submitting a planning application for the retention of the existing temporary Multi-disciplinary Training Unit (Unit 2), at Prince Charles Hospital, Gurnos Road, Merthyr Tydfil, CF47 9DT.

The Town and Country Planning (Development Management Procedure) [Wales] [Amendment] Order 2016 requires draft planning applications to be available for comments for a minimum period of 28 days before formal submission to the Local Planning Authority. We are now undertaking this on behalf of Cwm Taf Morgannwg University Health Board who will be the applicant for the retention of Unit 2.

The usual planning consultation procedures will still be followed by the Planning Authority whilst determining the application.

The draft planning application documents are therefore available to download from this page of our website.

Should you wish to make any comments on the proposed application, please address them to: planning@theurbanists.net

Or

The Urbanists, Westgate House, 11 Womanby Street, Cardiff, CF10 1BR by the 31st of July 2025.

we are pleased to announce that we will soon be submitting a planning application for the retention of the existing temporary Multi-disciplinary Training Unit (Unit 2), at Prince Charles Hospital, Gurnos Road, Marthyr Tydfil, CF47 9DT.

The Town and Country Planning (Development Management Procedure) [Wales] [Amendment] Order 2016 requires draft planning applications to be available for comments for a minimum period of 28 days before formal submission to the Local Planning Authority. We are now undertaking this on behalf of Cwm Taf Morgannwg University Health Board who will be the applicant for the retention of Unit 2.

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planning@theurbanists.net

Or

The Urbanists, Westgate House, 11 Womanby Street, Cardiff, CF10 1BR by the 31st of July 2025.

[Existing First Floor Roof Plan.pdf](#)

[Existing Ground Floor Plan.pdf](#)

[Existing Unit 2 Elevations & Section.pdf](#)

[Existing Unit 2 Site Plan.pdf](#)

[Proposed First Floor.pdf](#)

[Proposed Ground Floor.pdf](#)

[Proposed Unit 2 Elevations & Section.pdf](#)

[Proposed Unit 2 Site Plan.pdf](#)

[Site Location Plan - Unit 2.pdf](#)

[010725 PCH Unit 2 Planning Statement_0.pdf](#)

[Planning Application.pdf](#)

Figure 3: Photographs of site notices (both in Welsh and English).



4. Consultation Responses

During the notification, a number of consultation responses were received from adjoining land owners and specialist consultees. A summary of respondents is below.

Table 6: Specialist consultee responses.

Specialist Consultees	Date of Response
The Coal Authority	04/07/2025
South Wales Fire and Rescue Authority	15/07/2025
Dŵr Cymru Welsh Water	22/07/2025

The representations provided by consultees to the Pre-Application Consultation are summarised and responded to below.

5. Statutory Consultee Responses

Specialist Consultee: Dwr Cymru Welsh Water (DCWW)

No Objections raised. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of future planning application takes this into account.

Response : None required.

Specialist Consultee: South Wales Fire and Rescue

No objections raised. No Comments.

South Wales Fire and Rescue agree with the application and will provide further comments at the full planning application stage.

Response : None required.

Specialist Consultee: Coal Authority

No objections raised. No Comments.

The site is not located within the defined coalfields, therefore the coal authority had no specific comment to make.

Response : None required.

6. Conclusion

This Pre-Application Consultation (PAC) Report has been prepared to accompany a planning application for the retention of the multi-disciplinary training unit 2, at Prince Charles Hospital, Merthyr Tydfil. .

The report describes the consultation that has been undertaken to satisfy the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016). The Order requires all applicants proposing 'major' development to consult landowners adjacent to the application site and key stakeholders prior to submitting the planning application, and to demonstrate how consultation responses received have been considered and managed.

7. Appendices

Appendix 1 - Statutory notices

ATODLEN 1B

Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN CYFLWYNO CAIS AM GANIATÂD CYNLLUNIO

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

CYHOEDDUSRWYDD AC YMGYNGHORI CYN CYFLWYNO CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD DAN ERTHYGLAU 2C A 2D

Diben yr hysbysiad yma: mae'r hysbysiad yma'n gyfle i gyflwyno sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol (ACLI). Bydd unrhyw gais cynllunio olynol yn cael ei gyhoeddi gan yr awdurdod cynllunio lleol perthnasol; ni fydd unrhyw sylwadau a ddarperir fel ymateb i'r hysbysiad yma yn effeithio ar eich gallu i gyflwyno sylwadau i'r awdurdod cynllunio lleol am unrhyw gais cynllunio cysylltiedig. Nodwch, mae modd i unrhyw sylwadau a gyflwynir cael eu rhoi ar ffeil gyhoeddus.

Datblygiad arfaethedig yn: **Ysbyty'r Tywysog Siarl, Heol Gurnos, Merthyr Tudful, CF47 9DT.**

Rhoddaf hysbysiad: **Mae Bwrdd Iechyd Prifysgol Cwm Taf Morgannwg yn bwriadu gwneud cais am ganiatâd cynllunio llawn i gadw'r Uned Hyfforddiant Amlddisgyblaethol dros dro bresennol (Uned 2), ar y safle uchod.**

Gellir gweld copi o'r cais arfaethedig, cynlluniau a dogfennau ategol eraill ar-lein yn: <https://theurbanists.net/planning-application/prince-charles-hospital>

Ymhellach, mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Dowlais, Stryd yr Eglwys, Dowlais, Merthyr Tudful CF48 3HS. Mae'r llyfrgell ar agor rhwng 9:30am–1pm a 2–6pm bob dydd Llun, dydd Mercher a dydd Gwener. Mae'r llyfrgell ar gau ddydd Mawrth, dydd Iau, dydd Sadwrn a dydd Sul.

Mae'r cyfnod swyddogol ble mae modd cyflwyno sylwadau yn dechrau ar 02/07/25 ac yn gorffen ar 31/07/25.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr asiant yn planning@theurbanists.net neu *The Urbanists, Westgate House, 11 Womanby Street, Cardiff, CF10 1BR* erbyn 31/07/25.



Arwyddwyd: M Farrar ar ran The Urbanists Ltd,
ar ran Bwrdd Iechyd Prifysgol Cwm Taf Morgannwg
Dyddiad: 02/07/25



SCHEDULE 1B Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2C AND 2D**

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.

Proposed development at: **Prince Charles Hospital, Gurnos Road, Merthyr Tydfil, CF47 9DT.**

I give notice that: **Cwm Taf Morgannwg University Health Board intends to apply for full planning permission for the retention of the existing temporary Multi-disciplinary Training Unit (Unit 2), at the above site.**

A copy of the proposed application, plans and other supporting documents can be viewed online at: <https://theurbanists.net/planning-application/prince-charles-hospital>

Furthermore, computer facilities are available to view this information online at Dowlais Library, Church St, Dowlais, Merthyr Tydfil CF48 3HS. The library is open between 9:30 am–1 pm and 2–6 pm every Monday, Wednesday and Friday. The library is closed on Tuesday, Thursday, Saturday and Sunday.

The formal period during which comments should be made is 02/07/25 to 31/07/25.

Anyone who wishes to make representations about this proposed development must write to the agent at planning@theurbanists.net or *The Urbanists, Westgate House, 11 Womanby Street, Cardiff, CF10 1BR* by 31/07/25.



Signed: M Farrar for The Urbanists Ltd,
on behalf of Cwm Taf Morgannwg University Health Board
Date: 02/07/25



ATODLEN 1C

Erthygl 2D

YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

**YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD DAN ERTHYGL 2D**

Diben yr hysbysiad yma: mae'r hysbysiad yma'm cynnwys cais ffurfiol i gynnal ymgynghoriad cyn cyflwyno cais o dan erthygl 2D Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygiad) (Cymru) 2012

Datblygiad arfaethedig yn: ***Ysbyty'r Tywysog Siarl, Heol Gurnos, Merthyr Tudful, CF47 9DT.***

Rhoddaf hysbysiad: ***Mae Bwrdd Iechyd Prifysgol Cwm Taf Morgannwg yn bwriadu gwneud cais am ganiatâd cynllunio llawn i gadw'r Uned Hyfforddiant Amlddisgyblaethol dros dro bresennol (Uned 2), ar y safle uchod.***

Gellir gweld copi o'r cais arfaethedig, cynlluniau a dogfennau ategol eraill ar-lein yn <https://theurbanists.net/planning-application/prince-charles-hospital> yn ystod y cyfnod hysbysu yn dechrau 02/07/25 ac yn cwblhau 31/07/25.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at yr Asiant yn planning@theurbanists.net erbyn 31/07/25.



Arwyddwyd: M Farrar ar ran The Urbanists Ltd, ar ran Bwrdd Iechyd Prifysgol Cwm Taf Morgannwg

Dyddiad: 02/07/25

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2D**

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

Proposed development at: **Gurnos Road, Prince Charles Hospital, Merthyr Tydfil, CF47 9DT.**

I give notice that: **Cwm Taf Morgannwg University Health Board intends to apply for full planning permission for the retention of the existing temporary Multi-disciplinary Training Unit (Unit 2), at the above site.**

A copy of the proposed application, plans and other supporting documents can be viewed online at <https://theurbanists.net/planning-application/prince-charles-hospital> during the notification period commencing 02/07/25 and completing 31/07/25.

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 planning@theurbanists.net by 31/07/25.



Signed: M Farrar for The Urbanists Ltd, on behalf of Cwm Taf Morgannwg University Health Board
Date: 02/07/25

Appendix 2 - Specialist Consultee Responses

Specialist Consultee Response: The Coal Authority



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: The Urbanists Ltd
Merthyr Tydfil County Borough Council

[By email: planning@theurbanists.net]

4 July 2025

Dear The Urbanists Ltd

Re: PRE-APPLICATION Land at Gurnos Road

retention of the existing temporary Multi-disciplinary Training Unit (Unit 2), at the above site; Gurnos Road, Prince Charles Hospital, Merthyr Tydfil, CF47 9DT

Thank you for your notification of 2 July 2025 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. 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.

The site to which this submission relates is not located within the defined coalfield. On this basis we have no specific comment to make.

Yours

The Coal Authority Planning Team



Making a **better future** for people
and the environment **in mining areas**

Specialist Consultee Response: Fire Authority



Gwasanaeth Tân ac Achub
De Cymru

South Wales
Fire and Rescue Service

The Urbanists
Westgate House,
Womanby Street,
Cardiff,
CF10 1BR
planning@theurbanists.net

Our Ref: GDP/HA-PCH-11 (BR13)
Your Ref:

Date: 15 July 2025
Contact: Watch Manager G. Protheroe
Tel: 07770350589
E-mail: firesafety@southwales-fire.gov.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSAL: RETENTION OF EXISTING TEMPORARY MULTI-DISCIPLINARY
TRAINING UNIT (UNIT 2).
LOCATION: PRINCE CHARLES HOSPITAL GURNOS ROAD, MERTHYR TYDFIL,
CF47 9DT.

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

The proposed site plan in relation to the above has been examined and The 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

Pencadlys Gwasanaeth Tân ac Achub De Cymru,
Parc Busnes Forest View, Llantrisant, Pont-y-clun, CF72 8LX.

Ffôn 01443 232000 • Ffacs 01443 232180
www.decymru-tan.gov.uk

Rydym yn croesawu gohebiaeth yn y gymraeg a'r saesneg - byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich dewisiaith heb oedi.

CODI YMWHYBYDDIAETH - LLEIHAW PERYGL

South Wales Fire and Rescue Service Headquarters,
Forest View Business Park, Llantrisant, Pontyclun, CF72 8LX.

Telephone 01443 232000 • Fax 01443 232180
www.southwales-fire.gov.uk

We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay.

RAISING AWARENESS - REDUCING RISK

assist with prevention measures.

Fire Safety Considerations for Wind Farms:

Wind farms present unique fire safety challenges due to their remote locations, tall structures, and electrical and mechanical components. While not classified under traditional industrial risk categories, wind turbines can pose significant fire risks, including electrical faults and fires in turbine nacelles.

Firefighting access and adequate water supply are critical considerations for wind farm developments. Developers should ensure that site access routes are suitable for fire appliances and that sufficient firefighting water resources are available on or near the site, in line with national guidance and local authority requirements.

Early engagement with the Fire and Rescue Authority is encouraged to assess site-specific risks and develop appropriate fire safety and emergency response plans tailored to the unique characteristics of wind farm sites.

Large Commercial Solar Arrays, Battery Energy storage Facilities, Electric Vehicle Parking/Charging Facilities:

Fires involving the installations detailed above can be very difficult to extinguish. Conditions can cause a thermal runaway within battery cells, which is a highly exothermic reaction creating toxic, flammable, and/or explosive chemical atmospheres.

The developer of such sites should ensure they have suitable safety measures to contain and restrict the spread of fire, using fire-resistant materials and adequate separation between locations where energy systems may be stored.

Active fire safety systems should be incorporated into the design if necessary and may include, automatic fire detection systems, automatic fire suppression and smoke control systems.

The Authority recognises that the charging of electric vehicles and the use of batteries (including lithium-ion) as Energy Storage Systems (ESS) is a new and emerging practice in the global renewable energy sector. As with all new and emerging practices within UK industry, developers should consider the risks associated with such systems early in the design stage of the project.

Standing Advice.

Upon examination of the submitted site plan, the Authority provides the following standard advice to assist the planning authority and developer. It is important that these considerations are addressed early in the development (delete as appropriate)

- The Fire Authority has no comments regarding fire appliance access or water supply for this development.

- The Fire Authority has no objection to the proposal and refers the Local Planning Authority to current standing advice issued by the Authority.

The developer should also 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

Specialist Consultee Response: Dŵr Cymru Welsh Water



Ms Angelika Varudvari
The Urbanists
Westgate House
Womanby Street
Cardiff
CF10 1BR

Date: 22/07/2025
Our Ref: PPA0009517

Dear Ms Varudvari,

Grid Ref: 304502 208061

Site Address: Gurnos Road, Prince Charles Hospital, Merthyr Tydfil

Development: 2D-Cwm Taf Morgannwg University Health Board intends to apply for full planning permission for the retention of the existing temporary Multidisciplinary Training Unit (Unit 2), at the above site.

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 the retention of an existing training unit at Prince Charles Hospital, Merthyr.

-

PUBLIC SEWERAGE NETWORK

The proposed development site is located in the immediate vicinity of a mixed sewerage system, comprising combined, foul and surface water public sewers, which drains to Cilfynydd Wastewater Treatment Works (WwTW).

You are 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

SURFACE WATER DRAINAGE

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in liaison with the Lead Local Flood Authority and/or Natural Resources Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority.

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 & Guidance note and our Developer Services website at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

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 [which is consistent with our representations to the forward planning consultation process]. We advise that the flows should be connected to the existing onsite private foul sewer within the hospital grounds.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. 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 Waste Water Treatment Works for the treatment of domestic discharges from this site.

POTABLE WATER SUPPLY

-
Initial indications are that reuse of any existing connection can be maintained. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands

Initial indications are that reuse of any existing connection can be maintained. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) 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.

DCWW is not responsible for fire protection or for providing suitable fire flows

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,

Matthew Lord
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.



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

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyl, a limited company registered in
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Rydym yn croeswgu gofodlaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyl, cwmni cyfyngedig wedi'i gofrestru yng
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