

PRE-
APPLICATION
CONSULTATION
REPORT

**Cefn Isaf Flats,
Merthyr Tydfil**

May 2024



Summary

Proposal:

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works

Location:

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

Date:

May 2024

Project Reference:

22.198

Client:

Merthyr Valleys 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:

Geraint Jones | Principal Planner

Disclaimer:

This report has been prepared for the sole and exclusive use of Merthyr Valleys 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.

Contents

Section 1	
Introduction	5
Section 2	
Statutory publicity before applying for planning permission	7
Section 3	
Consultation before applying for planning permission	10
Section 4	
Response to the statutory publicity	12
Section 5	
Response to community consultees	16
Section 6	
Response to specialist consultees	17
Section 7	
Response to 'other' consultees	23
Section 8	
Conclusion	25

Appendices

Appendix A

Copy of Site Notice and map showing their location

Appendix B

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

Appendix C

Screenshot of the Asbri Planning Website

Appendix D

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

Appendix E

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

Appendix F

Responses received from specialist consultees

Appendix G

Responses received from 'other' consultees

Introduction

- 1.1 Asbri Planning have been instructed by Merthyr Valleys Homes to prepare a Section 2F – Pre-Application Consultation Report (PAC) in respect of the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision 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 26th March 2024 to the 26th April inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Merthyr Valleys 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 26th March 2024 until the 26th April 2024 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 with the following opening hours: Monday-Friday 09:00 – 18:00, Saturday 09:00 – 13:00, and Sunday – Closed. The following plans and documents were made available for inspection;

Table 1: list of proposed plans

Plan title	Drawing reference
Site Location Plan-P03	CEF-CoA-00-00-DP-A-(04)001
Existing Site Plan-P03	CEF-CoA-00-00-DP-A-(04)010
Topography-P03	CEF-CoA-00-00-DP-A-(04)011
Existing Building Plans-P03	CEF-CoA-00-00-DP-A-(04)050
Proposed Site Plan-P03	CEF-CoA-00-00-DP-A-(04)110
Proposed Landscape Plan-P03	CEF-CoA-00-00-DP-A-(04)111
Proposed Access Plan-P03	CEF-CoA-00-00-DP-A-(04)112
Proposed Boundary Treatments Plan-P03	CEF-CoA-00-00-DP-A-(04)113
Bin Store-P03	CEF-CoA-00-00-DP-A-(04)114
ASHP Enclosure-P03	CEF-CoA-00-00-DP-A-(04)115
Substation-P03	CEF-CoA-00-00-DP-A-(04)116
Proposed Lower Ground Floor Plan-P03	CEF-CoA-00-00-DP-A-(20)100
Proposed Ground Floor Plan-P03	CEF-CoA-00-00-DP-A-(20)101
Proposed First Floor Plan-P03	CEF-CoA-00-00-DP-A-(20)102

Proposed Second Floor Plan-P03	CEF-CoA-00-00-DP-A-(20)103
Proposed Third Floor Plan-P03	CEF-CoA-00-00-DP-A-(20)104
Proposed Roof Plan-P03	CEF-CoA-00-00-DP-A-(20)105
Proposed Site Sections 01-P03	CEF-CoA-00-00-DP-A-(20)120
Proposed Site Sections 02-P03	CEF-CoA-00-00-DP-A-(20)121
Proposed Street Scenes-P03	CEF-CoA-00-00-DP-A-(20)150
Proposed Lower Ground Floor Plan-P03	CEF-CoA-00-00-DP-A-(20)200
Proposed Ground Floor Plan-P03	CEF-CoA-00-00-DP-A-(20)201
Proposed First Floor Plan-P03	CEF-CoA-00-00-DP-A-(20)202
Proposed Second Floor Plan-P03	CEF-CoA-00-00-DP-A-(20)203
Proposed Third Floor Plan-P03	CEF-CoA-00-00-DP-A-(20)204
Proposed Roof Plan-P03	CEF-CoA-00-00-DP-A-(20)205
Sections 01-P03	CEF-CoA-00-00-DP-A-(20)220
Block A Elevations-P03	CEF-CoA-00-00-DP-A-(20)250
Block B Elevations-P03	CEF-CoA-00-00-DP-A-(20)251
Home Layout Plans 01-P03	CEF-CoA-00-00-DP-A-(20)400
Home Layout Plans 02-P03	CEF-CoA-00-00-DP-A-(20)401
Home Layout Plans 03-P03	CEF-CoA-00-00-DP-A-(20)402
Home Layout Plans 04-P03	CEF-CoA-00-00-DP-A-(20)403
Home Layout Plans 05-P03	CEF-CoA-00-00-DP-A-(20)404
Home Layout Plans 06-P03	CEF-CoA-00-00-DP-A-(20)405
ASHP Data Sheet	-
External MEP Services	BR0032-VIDA-XX-XX-DR-ME-001-P
Drainage General Arrangement	1759-SMW-XX-00-DR-D-0001-P2

Table 2: list of Documents

Document	Author
Planning Application Forms	Asbri Planning
Planning Statement	Asbri Planning
Design and Access Statement	Coffey Architects
Bat Survey Report	Just Mammals
Preliminary Ecological Appraisal	Just Mammals
Biodiversity Enhancement Plan	Just Mammals
Flood Risk Assessment and Drainage Strategy Report	Subteno
Ground Investigation	Soiltechnics
Heritage Statement	Holland Heritage
Noise Impact Assessment	Acoustic Consultants
Transport Statement	Acstro

Energy Statement – Part L SAP Calculations	VIDA
---	------

Green Infrastructure Statement	TDA
--------------------------------	-----

- 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 26th April 2024.

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	
Local Ward Members	Councillor Lisa Mytton
Local Ward Members	Councillor Clive Tovey

- 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;

- Cadw
- The Coal Authority
- NRW
- Health and Safety Executive
- Welsh Government – Trunk Road Agency
- The Sport Council for Wales
- The Canal and River Trust
- Fire and Resue Service
- Local Highway Authority
- The water and sewerage undertaken concerned

- 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
- Police/ Secure by design

- Ysgol y Graig Primary School

3.7 The above consultees were given notice that the responses were required within 30 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 5 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	0
Neither object nor support	3
Object	2
Total	5

4.4 The nature of the response totalled 0 in support, 3 persons of neutral opinion, and 2 objections. The contents of these responses is summarised as follows:

Comments neither in object nor support

4.5 The following comments were raised:

No.	Comment	Response
1	Are windows/balconies proposed to face the hill of Wern Road? Residents will be able to see clearly into their kitchen.	Comments noted. The western elevation of Block A shows that there will be windows and balconies facing Wern Road. The accompanying site plan illustrates that the existing dwelling nearest to the proposed development is at Preswylfa along Wern Road. Block A will be nearest with the corner of the building being approximately 16m from Preswylfa. However, Block A will be at an oblique angle which will prevent windows from direct facing one another which will limit the potential for an

		unacceptable impact on privacy.
2	Could further information be provided on the possible impact the large Air Source Heat Pump (ASHP) will have on nearby residents and Cefn Isaf residents.	In light of the comments provided, the ASHP has been relocated to the southwestern section of the car park to reduce their impact on existing and future residents. This change can be seen on the Lower Ground Floor Plan (00-00-DP-A-(20)100 Rev. P03).
3	Concern about plans to construct 40 single occupancy flats. Many families who also need accommodation. Surely a range of one, two and three bedroom flats would be preferable.	Comments noted. As noted within paragraph 6.16 of the Planning Statement, the proposed development comprises 1 and 2 bedroom affordable properties, whilst also featuring wheelchair accessible provision. This will ensure that the scheme is accessible to a wide range of persons with varying needs.
4	We are aware of the pressures on housing for single people but have observed the disruption caused when multiple single people are housed together.	Comments noted. In terms of anti-social behaviour, paragraph 6.29 states that active frontages will be created as part of the proposals, which will increase the natural surveillance of the surrounding area, which will help deter crime.
5	Cefn Coed can (assumed not should be here) support a number of single people, especially those who have their own challenges.	Comments noted. Data provided by Kirsten Cooper, the Housing Development and Strategy Officer confirmed that Merthyr Tydfil County Borough Council currently have 2000 active housing applications, of which 86% of the demand is for 1 and 2-bed units. Furthermore, Vaynor Ward itself has a strong demand for these types of dwellings, with 185 active housing applications specifically for 1 and 2-bedroom properties within the ward. This includes 31no. applications for 1-bedroom and 12 for 2-bedroom flats, which corresponds with Cefn Isaf's proposed unit mix. An additional 275 active applications in Merthyr Tydfil come from individuals seeking 1 of 2-bedroom properties without a specific location preference. This further highlights the

		demand for smaller dwellings in the borough.
6	The site access is too small.	Comments noted. The main vehicular access to the site is provided via Wern Road, located along the western boundary of the site. Paragraph 4.10 of the Transport Statement notes that the design layout has been tested to ensure that sufficient space is available for refuse lorries to turn at the end of Wern Road. Paragraph 4.11 further states that the accesses to the four dwellings located off the Wern Road parking area are unaffected by the proposed layout. As such, proposed access is deemed acceptable.
6	You can't get a bus down there.	Comments noted. Paragraphs 6.16-6.20 of the Planning Statement demonstrate that the proposed development will result in a betterment of highway safety through the widening of Pontycapel Road. Also, it should be noted that the nearest bus stop is located approximately 180m north of the site, along High Street. No bus stops are currently located along Pontycapel Road, and none are proposed as part of the redevelopment of the site.
7	One-bedroom flats aren't welcome.	Comments noted. Please see response in relation to neighbour comment no.5.

Comments in objection

4.6 The following comments were raised:

No.	Comment	Response
1	Concerns surrounding housing criminals and the homeless on site, rather than providing housing for families and the elderly.	Comments noted. As noted within paragraph 6.16 of the Planning Statement, the proposed development comprises 1 and 2 bedroom affordable properties, whilst also featuring wheelchair accessible provision. This will ensure that the scheme is accessible to a wide range

		of persons with varying needs. As such, there is a chance that small families and elderly people will call the proposed development home.
2	Parking concerns.	Comments noted. Paragraph 6.17 of the Planning Statement states that the proposed development will only lead to an increase in 6no. flats from 34no. to 40no. Furthermore, Paragraph 6.18 and 6.19 note that highway improvements are proposed along Pontycapel Road as it is currently substandard to a 5.5m carriageway. This will better accommodate two-way traffic flow along the site's frontage. Additionally, a total of 30no. car parking spaces will be provided; 9no. accessed via Pontycapel Road and 21no. from Wern Road. This means that the proposed development will increase the parking provision from 0.35 spaces per flat to 0.75 spaces per flat, which will result in a betterment in respect of parking at the site.
3	Concerns surrounding increase in stress during the construction phase of the development.	Comments noted. A Construction Environmental Management Plan will be prepared and submitted to the Local Planning Authority, which will outline how aspects such as noise will be kept to a minimum. Operating hours will also be included, to ensure that construction causes as little disruption as possible to existing residents.

Response to the community consultees

- 5.1 No comments were received from community consultees during the PAC period.

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).

Canal and River Trust

No comment

Comment The scheme doesn't meet their criteria for consultation; therefore, they have no comments to make.

Response Comments noted. No action required.

Coal Authority

No comment

Comment The site falls within the Coal Authority's defined Development Low Risk Area; therefore, they have no comments to make.

Response Comments noted. No action required.

Trunk Road Agency

No comment

Comment They do not issue a direction in respect of this application.

Response Comments noted. No action required.

Health and Safety Executive

No comment

Comment HSE does not need to be consulted on any developments on this site.

Response Comments noted. No action required.

Cadw

No comment

Comment They have no objection to the proposed development.

Response Comments noted. No action required.

Fire and Rescue Service

Comments

Comment They agree with the submission, and further comments will be made at full application stage.

Response Comments noted. No action required.

Local Highway Authority

Comments

Comment Vehicular Access

Concerns with the lack of adopted footway along Pontycapel Road from High Street. The LHA would like MVH to consider including signage to alert drivers of possible pedestrians within the carriageway.

Wern Road: The road leading into the proposed turning head will need to be of adoptable standard because refuse vehicles will use this stretch of road.

Trip generation

TRICS data shows that the likely trip generation is acceptable in principle, however they note that some of the data within the tables is incorrect, and must be reviewed.

Proposed Parking Provision

Transport Statement must be amended to provide a parking number comparison that's based on the number of bedrooms rather than the number of flats, as this follows parking standards. LHA deem the current 0.75 spaces per flat unacceptable.

Parking bay sizes – acceptable

Parking layout – acceptable

Access & Parking Arrangement Plan (1645-ACS-XX-ZZ-DR-T-004-A) – the raised kerb area at the end of the central parking bays needs to be removed.

Parking spaces adjacent to Pontycapel Rd, behind the existing footway – the existing footway must be maintained and a vehicle drop kerb licence is required.

Swept path analysis

Acceptable in principle.

Cycle parking

The number of proposed spaces is acceptable.

Location of all spaces must be shown on plan with the external spaces in an easily acceptable, well-lit and acceptable location.

Active Travel

Information must be provided on how cyclists can connect to the existing cycling network (NCN Route 8) from the site.

To ensure connectivity between bus stops along High Street, Cefn Coed and the local amenities, it's suggested that MVH consider introducing drop kerb pedestrian crossings as appropriate.

Travel Plan

A measures only travel plan is required.

Response Comments noted.

Vehicular Access

The accompanying Transport Statement (TS) notes that signs warning of pedestrians in the road ahead will be provided on the approaches to the section of Pontycapel Road approached from High Street.

In terms of providing sufficient space for refuse vehicles to enter and exit the site in a forward gear, the refuse vehicle tracking data provided on Page 26 of the TS indicates that sufficient space will be provided for such vehicles.

Trip generation

TRICS data within the tables has been updated to include the correct data.

Proposed Parking Provision

The TS has been amended to include parking numbers based on the number of bedrooms. The report states

that the proposals will provide 0.55 spaces per bedroom, which is an increase on the current figures of 0.24 spaces per bedroom.

In terms of comments raised on the Access & Parking Arrangement Plan (1645-ACS-XX-ZZ-DR-T-004-A), Asbri Planning queried this response in an email dated 22nd April 2024.

Cycle parking

Location of the cycle store is located on Page 26 of the TS, which indicates that all cycle storage facilities will be indoors, thus in an easily acceptable, well-lit and acceptable location for future residents and visitors.

Active Travel

In terms of accessing the existing cycling network (NCN Route 8) from the site, Page 24 of the TS provides a map of the site and its proximity to NCN Route 8.

Whilst it is acknowledged that a drop kerb would be beneficial at the junction between Wern Road and Pontycapel Road, it should be noted that the pavement ceases at the northwestern boundary of the site. A shallow wall is located on the opposite side, which adjoins 31 Pontycapel Road. The shallow wall provides a barrier to pedestrians and vehicles from a set of steps which travel along the eastern boundary of 31 Pontycapel Road. as such, it is deemed impractical to locate a drop kerb crossing at this area of the site.

Travel Plan

A travel plan has been prepared to support this planning application.

Welsh Water

Comments

Comment Public Sewerage Network

No operational development (or filter strip/drain) will be permitted within 3 metres either side of the centreline of the public sewer

Foul Water Drainage

No objection to connecting domestic foul flows to the public sewer.

The flows can be connected to the 150mm public foul sewer that crosses the site, however if an alternative connection point is proposed, then a Drainage Strategy is required to be submitted (ideally prior to submitting the full app.).

If any of the private connections from the former buildings were not to be utilised, then they will need to be abandoned and capped off before entering our public sewer.

Sewage Treatment

No problems envisaged

Water Supply

Capacity is currently available

Response	Comments noted. Existing sewers on site will be abandoned and capped off or removed where appropriate, and new infrastructure installed to serve the proposed development. This is shown on the Drainage Strategy which accompanies this planning application.
----------	--

NRW

Concerns

Comment	Advise that the following condition is attached to any planning permission:
---------	---

Condition: No development or phase of development, including demolition or site clearance, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning

Authority. The DCEMP should include:

- Demolition and Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the demolition and construction programme including timetable, details of site clearance; details of site demolition and construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete

mixing and washing areas) and any watercourse or surface drain;

- Measures to monitor and control the emission of dust and dirt during any material removal and construction;
- Soil Management: details of topsoil strip, storage and amelioration for re-use;
- DCEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures;
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use;
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan;
- Details of the persons and bodies responsible for activities associated with the DCEMP and emergency contact details.

Justification: A DCEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development or phase of development or specified activity and implemented for the protection of the environment during construction.

A European Protected Species (EPS) licence is required for this development.

Response	Comments noted. The CEMP will be prepared by the site contractor following the approval of the full planning application.
----------	---

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).

Cadent Gas

No comment

Comment No comment.

Response Comments noted. No action required.
--

Wales and West Utilities

No comment

Comment No comment.

Response Comments noted. No action required.
--

Designing Out Crime Officer

Comments

Comment Their comments dated 31st May 2023 are still relevant to the proposed development, therefore this is what they're using as their PAC response. A summary of their original comments is provided below.
--

To achieve the Secured by Design Gold Award, the following aspects will need to be addressed:

- Perimeter security
- Lighting
- Vehicle parking
- Landscaping and planting
- Bicycle store
- Bin storage
- Drainpipes
- Utilities
- Door security
- Window security
- Access control
- Dwelling identification

Response Comments noted. Their comments were forwarded to Coffey Architects to ensure that they're aware of the requirements to achieve the Secured by Design Gold Award.

National Grid

No Objection

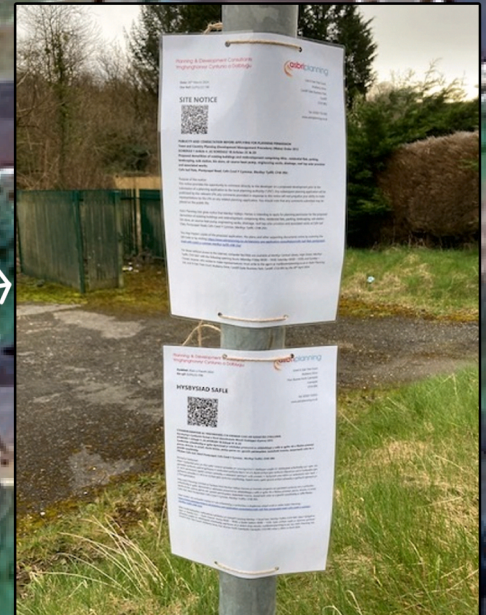
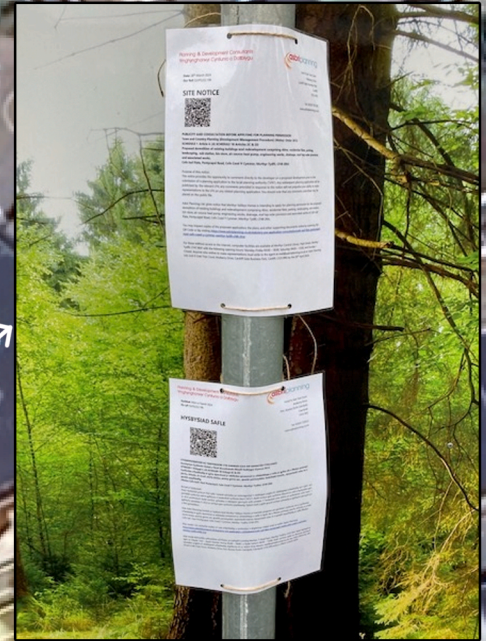
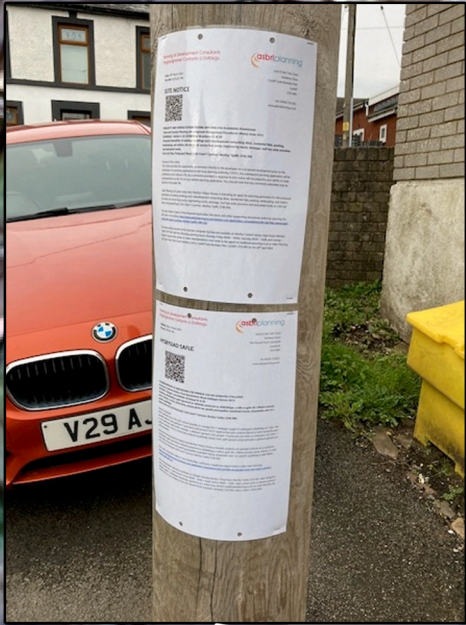
Comment They have no objections to the proposed work.

Response Comments noted. No action required.

Conclusion

- 8.1 Asbri Planning have been instructed by Merthyr Valleys Homes to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.
- 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



Date: 26th March 2024

Our Ref: GJ/FG/22.198

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

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works.

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

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 Merthyr Valleys Homes is intending to apply for planning permission for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

You may inspect copies of the proposed application; the plans; and other supporting documents online by scanning the QR Code or by visiting: <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

For those without access to the internet, computer facilities are available at Merthyr Central Library, High Street, Merthyr Tydfil, CF47 8AF with the following opening hours: Monday-Friday 09:00 – 18:00, Saturday 09:00 – 13:00, 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 26th April 2024.

Dyddiad: 26ain o Fawrth 2024
Ein cyf: GJ/FG/22.198

HYSBYSIAD SAFLE



Tel: 02920 732652
www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig.

Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r 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 anfanaisio 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 Limited yn hysbysu bod Merthyr Valleys Homes yn bwriadu ymgeisio am ganiatâd cynllunio am y cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Mae modd i chi archwilio copiau o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill ar wefan Asbri Planning:

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

Mae modd defnyddio cyfleusterau cyfrifiadur yn Llyfrgell Canolog Merthyr, Y Stryd Fawr, Merthyr Tudful, CF47 8AF. Mae'r llyfrgell ar agor ar Ddydd Llun – Dydd Gwener rhwng 09:00 – 18:00, a Dydd Sadwrn 09:00 – 13:00. Dylai unrhyw sydd yn 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, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 26ain o Ebrill 2024.

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

Date: 26th March 2024
Our Ref: GJ/FG/22.198

«Add1»
«Add2_»
«Add3»
«Add4_»
«Add5_»
«Add6»



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

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

Dear 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

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works.

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

Asbri Planning Ltd. has been commissioned by Merthyr Valleys Homes to undertake pre-application consultation in respect of a planning application for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

You may inspect copies of the proposed application; the plans; and other supporting documents online at;

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

For those without access to the internet, computer facilities are available Merthyr Central Library, High Street, Merthyr Tydfil, CF47 8AF with the following opening hours: Monday-Friday 09:00 – 18:00, Saturday 09:00 – 13:00, 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 26th April 2024.

Yours sincerely,



Geraint Jones
Principal Planner

Dyddiad: 26ain o Fawrth 2024

Ein cyf: GJ/FG/22.198

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

«Add1»
«Add2_»
«Add3»
«Add4_»
«Add5_»
«Add6»



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

Annwyl berchennog/deiliad

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 Erthygl 2C & 2D

Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig.

Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA

Mae Asbri Planning Ltd wedi ei gomisiynu gan Merthyr Valleys Homes i drefnu ymgynghoriad cyn gwneud cais cynllunio am y cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi 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 modd i chi archwilio copïau o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill ar wefan Asbri Planning:

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

Mae modd defnyddio cyfleusterau cyfrifiadur yn Llyfrgell Canolog Merthyr, Y Stryd Fawr, Merthyr Tudful, CF47 8AF. Mae'r llyfrgell ar agor ar Ddydd Llun – Dydd Gwener rhwng 09:00 – 18:00, a Dydd Sadwrn 09:00 – 13:00. Mae'r llyfrgell ar gau ar Ddydd Sul. Dylai unrhyw sydd yn 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, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 26ain o Ebrill 2024.

Yn gywir,



Geraint Jones
Prif Gynllunydd

Add1	Add2	Add3	Add4	Add5	Add6
Owner/Occupier	50a High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	50b High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	62a High Street	Cefn Coed	Merthyr Tydfil	CF48 2PL	
Owner/Occupier	62b High Street	Cefn Coed	Merthyr Tydfil	CF48 2PL	
Owner/Occupier	62c High Street	Cefn Coed	Merthyr Tydfil	CF48 2PL	
Owner/Occupier	97a High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	
Owner/Occupier	1 Whitehorse Court	High Street	Cefn Coed	Merthyr Tydfil	CF48 2PL
Owner/Occupier	2 Whitehorse Court	High Street	Cefn Coed	Merthyr Tydfil	CF48 2PL
Owner/Occupier	3 Whitehorse Court	High Street	Cefn Coed	Merthyr Tydfil	CF48 2PL
Owner/Occupier	4 Whitehorse Court	High Street	Cefn Coed	Merthyr Tydfil	CF48 2PL
Owner/Occupier	43 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	46 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	47 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	48 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	49 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	50 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	51 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	52 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	53 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	54 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	55 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	56 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	57 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	58 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Owner/Occupier	60 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PL	
Owner/Occupier	61 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PL	
Owner/Occupier	62 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PL	
Owner/Occupier	71 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PL	
Owner/Occupier	72 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PL	
Owner/Occupier	73 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PL	
Owner/Occupier	Lord Raglan Inn	74 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN
Owner/Occupier	75 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	
Owner/Occupier	76 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	
Owner/Occupier	77 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	
Owner/Occupier	78 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	
Owner/Occupier	79 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	
Owner/Occupier	80 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	
Owner/Occupier	81 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	
Owner/Occupier	84 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	
Owner/Occupier	85 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	
Owner/Occupier	86 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	
Owner/Occupier	87 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	
Owner/Occupier	88 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	

Owner/Occupier	89 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	
Owner/Occupier	90 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN	
Owner/Occupier	Railway Inn	91 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN
Owner/Occupier	Flat 1	92 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN
Owner/Occupier	Flat 2	92 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN
Owner/Occupier	Flat 3	92 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN
Owner/Occupier	Sammy's Fish Bar	93 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN
Owner/Occupier	The Gallery & Studio	94 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PN
Owner/Occupier	1 Bank Terrace	Cefn Coed	Merthyr Tydfil	CF48 2PS	
Owner/Occupier	2 Bank Terrace	Cefn Coed	Merthyr Tydfil	CF48 2PS	
Owner/Occupier	3 Bank Terrace	Cefn Coed	Merthyr Tydfil	CF48 2PS	
Owner/Occupier	4 Bank Terrace	Cefn Coed	Merthyr Tydfil	CF48 2PS	
Owner/Occupier	5 Bank Terrace	Cefn Coed	Merthyr Tydfil	CF48 2PS	
Owner/Occupier	6 Bank Terrace	Cefn Coed	Merthyr Tydfil	CF48 2PS	
Owner/Occupier	7 Bank Terrace	Cefn Coed	Merthyr Tydfil	CF48 2PS	
Owner/Occupier	8 Bank Terrace	Cefn Coed	Merthyr Tydfil	CF48 2PS	
Owner/Occupier	1 Llwyncelyn Cottages	Triangle	Cefn Coed	Merthyr Tydfil	CF48 2PT
Owner/Occupier	2 Llwyncelyn Cottages	Triangle	Cefn Coed	Merthyr Tydfil	CF48 2PT
Owner/Occupier	3 Llwyncelyn Cottages	Triangle	Cefn Coed	Merthyr Tydfil	CF48 2PT
Owner/Occupier	6 Triangle	Cefn Coed	Merthyr Tydfil	CF48 2PT	
Owner/Occupier	7 Triangle	Cefn Coed	Merthyr Tydfil	CF48 2PT	
Owner/Occupier	8 Triangle	Cefn Coed	Merthyr Tydfil	CF48 2PT	
Owner/Occupier	Woodlands Garage	Triangle	Cefn Coed	Merthyr Tydfil	CF48 2PT
Owner/Occupier	1 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	2 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	3 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	4 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	5 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	6 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	7 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	8 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	9 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	10 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	11 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	12 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	13 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	14 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	15 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	16 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	17 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	18 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	19 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	20 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	21 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	22 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	

Owner/Occupier	23 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	24 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	25 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	26 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	27 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	28 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	29 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	30 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	31 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	32 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	33 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	34 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	35 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	36 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	37 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	38 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	39 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	40 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	41 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	42 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	43 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	44 Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU	
Owner/Occupier	Cefn Coed Workmens Social Club	Bryntaf	Cefn Coed	Merthyr Tydfil	CF48 2PU
Owner/Occupier	Fleur De Lys	Jobs Lane	Cefn Coed	Merthyr Tydfil	CF48 2NH
Owner/Occupier	Ty Dafydd	Jobs Lane	Cefn Coed	Merthyr Tydfil	CF48 2NH
Owner/Occupier	The Grange	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2PB
Owner/Occupier	Bernol	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	Ivy Cottage	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	Tegfan	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	Gored House	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	Fir Tree Bungalow	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	Fairholme	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	Brynolaf	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	Ty Gwyrdd	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	Maesycod	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RA
Owner/Occupier	33a Pontycapel Road	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	15a Pontycapel Road	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	37a Pontycapel Road	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RA
Owner/Occupier	37b Pontycapel Road	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RA
Owner/Occupier	1 Maesycelyn	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RA
Owner/Occupier	2 Maesycelyn	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RA
Owner/Occupier	1 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	3 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	6 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	

Owner/Occupier	7 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	8 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	9 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	12 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	13 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	14 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	15 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	31 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	32 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
John Granville Thomas and James Martin Thomas	33 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	37 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RA	
Owner/Occupier	40 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RA	
Owner/Occupier	Ebenezer Chapel	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	45 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	46 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Frances Quinlan-Davies and Ainsley Quinlan-Davies	47 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	51 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	52 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	53 Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	Ysgol Y Graig Primary School	Pontycapel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	Russett Lodge	Heol y Cae	Cefn Coed	Merthyr Tydfil	CF48 2RT
Owner/Occupier	1 Brynhyfryd Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RB	
Owner/Occupier	2 Brynhyfryd Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RB	
Owner/Occupier	3 Brynhyfryd Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RB	
Owner/Occupier	4 Brynhyfryd Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RB	
Philip Hulford Walstow	5 Brynhyfryd Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RB	
Owner/Occupier	6 Brynhyfryd Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RB	
Owner/Occupier	1 Taff Fawr Close	Cefn Coed	Merthyr Tydfil	CF48 2RB	
Owner/Occupier	2 Taff Fawr Close	Cefn Coed	Merthyr Tydfil	CF48 2RB	
Owner/Occupier	3 Taff Fawr Close	Cefn Coed	Merthyr Tydfil	CF48 2RB	
Owner/Occupier	Preswylfa	Wern Road	Cefn Coed	Merthyr Tydfil	CF48 2RE
Owner/Occupier	1 Penywern Cottages	Wern Road	Cefn Coed	Merthyr Tydfil	CF48 2RE
Owner/Occupier	2 Penywern Cottages	Wern Road	Cefn Coed	Merthyr Tydfil	CF48 2RE
Owner/Occupier	3 Penywern Cottages	Wern Road	Cefn Coed	Merthyr Tydfil	CF48 2RE
Beth McIntyre and Mark McIntyre	Erw Coed	Wern Road	Cefn Coed	Merthyr Tydfil	CF48 2RE
Owner/Occupier	Ty Heulwen	Wern Road	Cefn Coed	Merthyr Tydfil	CF48 2RE
Owner/Occupier	Canberra House	Wern Road	Cefn Coed	Merthyr Tydfil	CF48 2RE
Owner/Occupier	1 Goetre Coed Lane	Wern Road	Cefn Coed	Merthyr Tydfil	CF48 2RS
Owner/Occupier	2 Goetre Coed Lane	Wern Road	Cefn Coed	Merthyr Tydfil	CF48 2RS
Owner/Occupier	3 Goetre Coed Lane	Wern Road	Cefn Coed	Merthyr Tydfil	CF48 2RS
Owner/Occupier	4 Goetre Coed Lane	Wern Road	Cefn Coed	Merthyr Tydfil	CF48 2RS

Owner/Occupier	5 Goetre Coed Lane	Wern Road	Cefn Coed	Merthyr Tydfil	CF48 2RS
Owner/Occupier	9 Goetre Coed Lane	Wern Road	Cefn Coed	Merthyr Tydfil	CF48 2RS
Owner/Occupier	1 Old Chapel Road	Cefn Coed	Merthyr Tydfil	CF48 2PR	
Owner/Occupier	2 Old Chapel Road	Cefn Coed	Merthyr Tydfil	CF48 2PR	
Owner/Occupier	3 Old Chapel Road	Cefn Coed	Merthyr Tydfil	CF48 2PR	
Owner/Occupier	4 Old Chapel Road	Cefn Coed	Merthyr Tydfil	CF48 2PR	
Owner/Occupier	Plas Newydd Residential Home	Old Chapel Road	Cefn Coed	Merthyr Tydfil	CF48 2PR
Owner/Occupier	1 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	2 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	3 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	4 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	5 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	6 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	7 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	8 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	9 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	10 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	11 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	12 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	13 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	14 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	15 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	16 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	17 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	18 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	19 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	20 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	21 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	22 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	23 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	24 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	25 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	26 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	27 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	28 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	29 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	30 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	31 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	32 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	33 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	34 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	35 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	36 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	37 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	

Owner/Occupier	38 South Terrace	Cefn Coed	Merthyr Tydfil	CF48 2RL	
Owner/Occupier	The Willows	Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW
Owner/Occupier	1 Hunt Terrace	Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW
Owner/Occupier	2 Hunt Terrace	Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW
Owner/Occupier	3 Hunt Terrace	Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW
Owner/Occupier	4 Hunt Terrace	Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW
Owner/Occupier	7a Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	8a Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	25a Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	25b Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	25c Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	1 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	2 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	4 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	5 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	6 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	7 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	8 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	9 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	10 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	11 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	12 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	13 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	14 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	15 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	16 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	17 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RN	
Owner/Occupier	18 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	19 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	20 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	21 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	22 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	23 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	24 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	26 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	28 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	37 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	42 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	43 Holford Street	Cefn Coed	Merthyr Tydfil	CF48 2RW	
Owner/Occupier	Dihewyd	Old Church Street	Cefn Coed	Merthyr Tydfil	CF48 2RP
Owner/Occupier	1 Old Church Street	Cefn Coed	Merthyr Tydfil	CF48 2RP	
Owner/Occupier	2 Old Church Street	Cefn Coed	Merthyr Tydfil	CF48 2RP	
Owner/Occupier	3 Old Church Street	Cefn Coed	Merthyr Tydfil	CF48 2RP	
Owner/Occupier	4 Old Church Street	Cefn Coed	Merthyr Tydfil	CF48 2RP	
Owner/Occupier	7 Old Church Street	Cefn Coed	Merthyr Tydfil	CF48 2RP	

Owner/Occupier	8 Old Church Street	Cefn Coed	Merthyr Tydfil	CF48 2RP	
Owner/Occupier	9 Old Church Street	Cefn Coed	Merthyr Tydfil	CF48 2RP	
Owner/Occupier	10 Old Church Street	Cefn Coed	Merthyr Tydfil	CF48 2RP	
Owner/Occupier	10a Old Church Street	Cefn Coed	Merthyr Tydfil	CF48 2RP	
Owner/Occupier	11 Old Church Street	Cefn Coed	Merthyr Tydfil	CF48 2RP	
Owner/Occupier	Cefn Coed RFC Clubhouse	Maes-Y-Garreg	Merthyr Tydfil	CF48 2RG	
Owner/Occupier	Hen Dy Cwrdd Unitarian Chapel	Old Chapel Road	Cefn Coed	Merthyr Tydfil	CF48 2PR
Paul Jonathan Lloyd	17 Riverside Gardens	Glynneath	Neath	SA11 5LA	
Leah Myfanwy Cawsey	31 Heol-y-Cae	Cefn Coed	Merthyr Tydfil	CF48 2RT	
Merthyr Tydfil County Borough Council	Civic Centre	Castle Street	Merthyr Tydfil	CF47 8AN	
Merthyr Tydfil County Borough Council	Unit 5, Triangle Business Park	Pentrebach	Merthyr Tydfil	CF48 4TQ	
Sarah Maud Jones	12 Rupert Road	Cowley	Oxford		
David Christopher Isaac and Anne Isaac	3 Pleasant View	The Quar	Merthyr Tydfil	CF47 8TD	
Raymond Albert Steer	168 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Christopher John Davies	167 High Street	Cefn Coed	Merthyr Tydfil	CF48 2PH	
Geraint Wyn Meaker and Hannah Louise Meaker	10 Worcester Close	Heolgerrig	Merthyr Tydfil	CF48 1SP	
Geraint Wyn Meaker	18 Gwendoline Street	Merthyr Tydfil	CF47 9AD		
Merthyr Valleys Homes Limited	Ty Brychan	22 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Mr John Simons	Flat 7, Ty Ystradfellte	Station Road	Cefn Coed	Merthyr Tydfil	CF48 2NB
Owner/Occupier	Springfield House	Pont Y Capel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	Ein Lle Heddychlon	Pont Y Capel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	Bryntirion	Pont Y Capel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	33a Pont Y Capel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	37b Pont Y Capel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD	
Owner/Occupier	Old Brewery Cottage	Pont Y Capel Road	Cefn Coed	Merthyr Tydfil	CF48 2RD
Owner/Occupier	2 Wern Road	Cefn Coed	Merthyr Tydfil	CF48 2RE	
Mr Phil Meaker	11 Courtland Terrace	Merthyr Tydfil	CF47 0DT		
Mr Michael Vaughan	Windrush Jobes Lane	Cefn Coed	Merthyr Tydfil	CF48 2NH	

Appendix C - Screenshot of the Asbri Planning Website

CEFN ISAF FLATS, PONTYCAPEL ROAD, CEFN COED Y CYMMER, MERTHYR TYDFIL, CF48 2RA.

Home » Consultations » Statutory Pre-Application Consultation » Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

CEFN ISAF FLATS, PONTYCAPEL ROAD, CEFN COED Y CYMMER, MERTHYR TYDFIL, CF48 2RA.



Asbri Planning Ltd. has been commissioned by Merthyr Valleys Homes to undertake pre-application consultation in respect of a full planning application for the Proposed demolition of existing buildings and redevelopment comprising 40 no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

Prior to formal submission to the Local Planning Authority and in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the proposal will be subject to pre-application consultation.

All relevant drawings, reports and supplementary supporting documents are made available for inspection and review online below. Computer facilities are available at Merthyr Central Library, High Street, Merthyr Tydfil, CF47 8AF. The identified library is open as follows;

- Monday – Friday 09:00-18:00
- Saturday 09:00-13:00
- Please note that the library is closed on a Sunday.

Anyone who wishes to make representations about this proposed development must do so by the **26th April 2024**. We would encourage you to e-mail these to mail@asbriplanning.co.uk, alternatively please download the [attached form](#), and send them to;

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

Mae Asbri Planning Ltd wedi ei gomisiynu gan Merthyr Valleys Homes i drefnu ymgynghoriad cyn gwneud cais cynllunio am y Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Cyn cyflwyno'r cais yn ffurfiol i'r Awdurdod Cynllunio Lleol ac yn unol a gofynion Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (wedi diwygio), bydd y cais yn destun ymgynghoriad.

Mae'r cynlluniau, adroddiadau a dogfennau ategol ar gael i'w harchwilio a'u hadolygu ar-lein, isod. Mae modd defnyddio cyffeusterau cyfrifiadurol yn Llyfrgell Canolog Merthyr, Y Stryd Fawr, Merthyr Tudful, CF47 8AF. Mae'r llyfrgell ar agor fel a ganlyn:

- Dydd Llun – Dydd Gwener 09:00-18:00
- Dydd Sadwrn 09:00-13:00
- Mae'r llyfrgell ar gau ar Ddydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig wneud erbyn y **26ain o Ebrill 2024**. Rydym yn eich annog i e-bostio eich sylwadau at mail@asbriplanning.co.uk, neu lawrlwytho'r [ffurflen atodol](#) a'u gyrru at:

Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS.

Supporting Documents

Plans

Architectural

[Site Location Plan-P03](#)

[Existing Site Plan-P03](#)

[Topography-P03](#)

[Existing Building Plans-P03](#)

[Proposed Site Plan-P03](#)

[Proposed Landscape Plan-P03](#)

[Proposed Boundary Treatments Plan-P03](#)

[Bin Store-P03](#)

[ASHP Enclosure-P03](#)

[Substation-P03](#)

[Proposed Lower Ground Floor Plan-P03](#)

[Proposed Ground Floor Plan-P03](#)

[Proposed First Floor Plan-P03](#)

[Proposed Second Floor Plan-P03](#)

[Proposed Third Floor Plan-P03](#)

[Proposed Roof Plan-P03](#)

[Proposed Site Sections 01-P03](#)

[Proposed Site Sections 02-P03](#)

[Proposed Street Scenes-P03](#)

[Proposed Lower Ground Floor Plan-P03](#)

[Proposed Ground Floor Plan-P03](#)

[Proposed First Floor Plan-P03](#)

[Proposed Second Floor Plan-P03](#)

[Proposed Third Floor Plan-P03](#)

[Proposed Roof Plan-P03](#)

[Sections 01-P03](#)

[Block A Elevations-P03](#)

[Block B Elevations-P03](#)

[Home Layout Plans 01-P03](#)

[Home Layout Plans 02-P03](#)

[Home Layout Plans 03-P03](#)

[Home Layout Plans 04-P03](#)

[Home Layout Plans 05-P03](#)

[Home Layout Plans 06-P03](#)

[Electrical Services](#)

[ASHP Data Sheet](#)

[External MEP Services](#)

[Engineering](#)

[Drainage General Arrangement](#)

[Reports](#)

[Application Forms](#)

[Planning Statement](#)

[Design and Access Statement Part 01](#)

[Design and Access Statement Part 02](#)

[Design and Access Statement Part 03](#)

[Bat Survey Report](#)

[Biodiversity Enhancement Plan](#)

[Preliminary Ecological Appraisal](#)

[Flood Risk Assessment & Drainage Strategy](#)

[Ground Investigation](#)

[Heritage Statement](#)

[Noise Impact Assessment](#)

[Transport Statement](#)

[Energy Statement - Part I: SAP Calculations](#)

[Green Infrastructure Statement](#)

[◀ PREVIOUS](#)

[NEXT ▶](#)

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

[📞 029 2073 2652](#)

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

Date: 26th March 2024
Our Ref: GJ/FG/22.198

Autumn Leaves
Grawen Lane
Cefn Coed
Merthyr Tydfil
CF48 2NP

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

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

Dear Sir/Madam

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works. Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

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. has been commissioned by Merthyr Valleys Homes to undertake pre-application consultation in respect of a full planning application for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

You may inspect copies of the proposed application; the plans; and other supporting documents online by scanning the QR Code or by visiting: <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

For those without access to the internet, computer facilities are available at Merthyr Central Library, High Street, Merthyr Tydfil, CF47 8AF with the following opening hours: Monday-Friday 09:00 – 18:00, Saturday 09:00 – 13:00, 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 26th April 2024.

Yours faithfully,



Geraint Jones – Principal Planner

Dyddiad: 26ain o Fawrth 2024

Ein cyf: GJ/FG/22.198

Autumn Leaves
Grawen Lane
Cefn Coed
Merthyr Tydfil
CF48 2NP



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

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

Annwyl Syr/Madam,

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 Erthygl 2C & 2D

Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu'r safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig.

Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r 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 anafateisio 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 wedi ei gomisiynu gan Merthyr Valleys Homes i drefnu ymgynghoriad cyn gwneud cais cynllunio am gynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu'r safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Mae modd i chi archwilio copïau o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill ar wefan Asbri Planning:

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

Mae modd defnyddio cyfleusterau cyfrifiadur yn Llyfrgell Canolog Merthyr, Y Stryd Fawr, Merthyr Tudful, CF47 8AF. Mae'r llyfrgell ar agor ar Ddydd Llun – Dydd Gwener rhwng 09:00 – 18:00, a Dydd Sadwrn 09:00 – 13:00. Mae'r llyfrgell ar gau ar Ddydd Sul. Dylai unrhywun sydd yn 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, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 26ain o Ebrill 2024.

Yn gywir,



Geraint Jones – Prif Gynllunydd

Date: 26th March 2024
Our Ref: GJ/FG/22.198

clive.tovey@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 Clive Tovey

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

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works. Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

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. has been commissioned by Merthyr Valleys Homes to undertake pre-application consultation in respect of a full planning application for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

You may inspect copies of the proposed application; the plans; and other supporting documents online by scanning the QR Code or by visiting: <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

For those without access to the internet, computer facilities are available at Merthyr Central Library, High Street, Merthyr Tydfil, CF47 8AF with the following opening hours: Monday-Friday 09:00 – 18:00, Saturday 09:00 – 13:00, 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 26th April 2024.

Yours faithfully,



Geraint Jones – Principal Planner

Dyddiad: 26ain o Fawrth 2024
Ein cyf: GJ/FG/22.198

clive.tovey@merthyr.gov.uk

Annwyl Clive Tovey



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

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

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu'r safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig.

Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r 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 wedi ei gomisiynu gan Merthyr Valleys Homes i drefnu ymgynghoriad cyn gwneud cais cynllunio am gynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu'r safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Mae modd i chi archwilio copïau o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill ar wefan Asbri Planning:

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

Mae modd defnyddio cyfleusterau cyfrifiadur yn Llyfrgell Canolog Merthyr, Y Stryd Fawr, Merthyr Tudful, CF47 8AF. Mae'r llyfrgell ar agor ar Ddydd Llun – Dydd Gwener rhwng 09:00 – 18:00, a Dydd Sadwrn 09:00 – 13:00. Mae'r llyfrgell ar gau ar Ddydd Sul. Dylai unrhywun sydd yn 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, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 26ain o Ebrill 2024.

Yn gywir,



Geraint Jones – Prif Gynllunydd

Date: 26th March 2024
Our Ref: GJ/FG/22.198

Lisa.Mytton@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 Lisa Mytton

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

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works. Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

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. has been commissioned by Merthyr Valleys Homes to undertake pre-application consultation in respect of a full planning application for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

You may inspect copies of the proposed application; the plans; and other supporting documents online by scanning the QR Code or by visiting: <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

For those without access to the internet, computer facilities are available at Merthyr Central Library, High Street, Merthyr Tydfil, CF47 8AF with the following opening hours: Monday-Friday 09:00 – 18:00, Saturday 09:00 – 13:00, 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 26th April 2024.

Yours faithfully,



Geraint Jones – Principal Planner

Dyddiad: 26ain o Fawrth 2024

Ein cyf: GJ/FG/22.198

Lisa.Mytton@merthyr.gov.uk

Annwyl Lisa Mytton



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

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

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN

GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu'r safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig.

Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r 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 anafantaisio 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 wedi ei gomisiynu gan Merthyr Valleys Homes i drefnu ymgynghoriad cyn gwneud cais cynllunio am gynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu'r safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Mae modd i chi archwilio copïau o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill ar wefan Asbri Planning:

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

Mae modd defnyddio cyfleusterau cyfrifiadur yn Llyfrgell Canolog Merthyr, Y Stryd Fawr, Merthyr Tudful, CF47 8AF. Mae'r llyfrgell ar agor ar Ddydd Llun – Dydd Gwener rhwng 09:00 – 18:00, a Dydd Sadwrn 09:00 – 13:00. Mae'r llyfrgell ar gau ar Ddydd Sul. Dylai unrhywun sydd yn 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, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 26ain o Ebrill 2024.

Yn gywir,



Geraint Jones – Prif Gynllunydd

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

Date: 26th March 2024
Our Ref: GJ/FG/22.198

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

Cadw
cadwplanning@gov.wales

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

NOTICE UNDER ARTICLE 2D

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works.

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

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. has been commissioned by Merthyr Valleys Homes to undertake pre-application consultation in respect of a full planning application for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

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

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

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 26th April 2024.

Yours Sincerely,



Geraint Jones
Principal Planner

Dyddiad: 26ain o Fawrth 2024
Ein cyf: GJ/FG/22.198

Cadw
cadwplanning@gov.wales

Uned 9 Oak Tree Court
Mulberry Drive
Parc Busnes Porth Caerdydd
Caerdydd
CF23 8RS

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

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

HYSBYSIAD O DAN ERTHYGL 2D

Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig.

Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA

Mae Asbri Planning yn hysbysu bod Merthyr Valleys Homes yn bwriadu cyflwyno cais cynllunio llawn am y cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

Yn unol a gofynion erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 26ain o Ebrill 2024.

Yn gywir,



Geraint Jones
Prif Gynllunydd

Date: 26th March 2024
Our Ref: GJ/FG/22.198

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

The Canal and River Trust
planning@canalrivertrust.org.uk

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

NOTICE UNDER ARTICLE 2D

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works.

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

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. has been commissioned by Merthyr Valleys Homes to undertake pre-application consultation in respect of a full planning application for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

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

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

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 26th April 2024.

Yours Sincerely,



Geraint Jones
Principal Planner

Dyddiad: 26ain o Fawrth 2024
Ein cyf: GJ/FG/22.198

The Canal and River Trust
planning@canalrivertrust.org.uk

Uned 9 Oak Tree Court
Mulberry Drive
Parc Busnes Porth Caerdydd
Caerdydd
CF23 8RS

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

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

HYSBYSIAD O DAN ERTHYGL 2D

Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig.

Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA

Mae Asbri Planning yn hysbysu bod Merthyr Valleys Homes yn bwriadu cyflwyno cais cynllunio llawn am y cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

Yn unol a gofynion erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 26ain o Ebrill 2024.

Yn gywir,



Geraint Jones
Prif Gynllunydd

Date: 26th March 2024

Our Ref: GJ/FG/22.198

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

NOTICE UNDER ARTICLE 2D

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works.

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

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. has been commissioned by Merthyr Valleys Homes to undertake pre-application consultation in respect of a full planning application for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

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

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

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 26th April 2024.

Yours Sincerely,



Geraint Jones
Principal Planner

Dyddiad: 26ain o Fawrth 2024

Ein cyf: GJ/FG/22.198

The Coal Authority
planningconsultation@coal.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Parc Busnes Porth Caerdydd
Caerdydd
CF23 8RS

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

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

HYSBYSIAD O DAN ERTHYGL 2D

Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig.

Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA

Mae Asbri Planning yn hysbysu bod Merthyr Valleys Homes yn bwriadu cyflwyno cais cynllunio llawn am y cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

Yn unol a gofynion erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 26ain o Ebrill 2024.

Yn gywir,



Geraint Jones
Prif Gynllunydd

Date: 26th March 2024

Our Ref: GJ/FG/22.198

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

NOTICE UNDER ARTICLE 2D

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works.

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

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. has been commissioned by Merthyr Valleys Homes to undertake pre-application consultation in respect of a full planning application for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

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

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

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 26th April 2024.

Yours Sincerely,



Geraint Jones
Principal Planner

Dyddiad: 26ain o Fawrth 2024

Ein cyf: GJ/FG/22.198

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

Uned 9 Oak Tree Court
Mulberry Drive
Parc Busnes Porth Caerdydd
Caerdydd
CF23 8RS

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

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

HYSBYSIAD O DAN ERTHYGL 2D

Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig.

Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA

Mae Asbri Planning yn hysbysu bod Merthyr Valleys Homes yn bwriadu cyflwyno cais cynllunio llawn am y cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

Yn unol a gofynion erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 26ain o Ebrill 2024.

Yn gywir,



Geraint Jones

Prif Gynllunydd

Date: 26th March 2024

Our Ref: GJ/FG/22.198

Fire and rescue

South Wales: 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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

NOTICE UNDER ARTICLE 2D

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works.

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

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. has been commissioned by Merthyr Valleys Homes to undertake pre-application consultation in respect of a full planning application for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

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

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

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 26th April 2024.

Yours Sincerely,



Geraint Jones
Principal Planner

Dyddiad: 26ain o Fawrth 2024

Ein cyf: GJ/FG/22.198

Fire and rescue

South Wales: Firesafety@southwales-fire.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Parc Busnes Porth Caerdydd
Caerdydd
CF23 8RS

Ffon: 02920 732 652

www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

HYSBYSIAD O DAN ERTHYGL 2D

Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig.

Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA

Mae Asbri Planning yn hysbysu bod Merthyr Valleys Homes yn bwriadu cyflwyno cais cynllunio llawn am y cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

Yn unol a gofynion erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 26ain o Ebrill 2024.

Yn gywir,



Geraint Jones

Prif Gynllunydd

Date: 26th March 2024

Our Ref: GJ/FG/22.198

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

NOTICE UNDER ARTICLE 2D

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works.

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

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. has been commissioned by Merthyr Valleys Homes to undertake pre-application consultation in respect of a full planning application for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

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

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

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 26th April 2024.

Yours Sincerely,



Geraint Jones
Principal Planner

Dyddiad: 26ain o Fawrth 2024
Ein cyf: GJ/FG/22.198

Local Highway Authority
highways@merthyr.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Parc Busnes Porth Caerdydd
Caerdydd
CF23 8RS

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

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

HYSBYSIAD O DAN ERTHYGL 2D

Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig.

Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA

Mae Asbri Planning yn hysbysu bod Merthyr Valleys Homes yn bwriadu cyflwyno cais cynllunio llawn am y cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

Yn unol a gofynion erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 26ain o Ebrill 2024.

Yn gywir,



Geraint Jones
Prif Gynllunydd

Date: 26th March 2024

Our Ref: GJ/FG/22.198

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

NOTICE UNDER ARTICLE 2D

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works.

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

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. has been commissioned by Merthyr Valleys Homes to undertake pre-application consultation in respect of a full planning application for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

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

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

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 26th April 2024.

Yours Sincerely,



Geraint Jones
Principal Planner

Dyddiad: 26ain o Fawrth 2024

Ein cyf: GJ/FG/22.198

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

Uned 9 Oak Tree Court
Mulberry Drive
Parc Busnes Porth Caerdydd
Caerdydd
CF23 8RS

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

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

HYSBYSIAD O DAN ERTHYGL 2D

Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig.

Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA

Mae Asbri Planning yn hysbysu bod Merthyr Valleys Homes yn bwriadu cyflwyno cais cynllunio llawn am y cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

Yn unol a gofynion erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 26ain o Ebrill 2024.

Yn gywir,



Geraint Jones

Prif Gynllunydd

Date: 26th March 2024

Our Ref: GJ/FG/22.198

The Sport Council for Wales
planning@sport.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

NOTICE UNDER ARTICLE 2D

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works.

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

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. has been commissioned by Merthyr Valleys Homes to undertake pre-application consultation in respect of a full planning application for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

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

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

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 26th April 2024.

Yours Sincerely,



Geraint Jones
Principal Planner

Dyddiad: 26ain o Fawrth 2024
Ein cyf: GJ/FG/22.198

The Sport Council for Wales
planning@sport.wales

Uned 9 Oak Tree Court
Mulberry Drive
Parc Busnes Porth Caerdydd
Caerdydd
CF23 8RS

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

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

HYSBYSIAD O DAN ERTHYGL 2D

Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig.

Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA

Mae Asbri Planning yn hysbysu bod Merthyr Valleys Homes yn bwriadu cyflwyno cais cynllunio llawn am y cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

Yn unol a gofynion erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 26ain o Ebrill 2024.

Yn gywir,



Geraint Jones
Prif Gynllunydd

Date: 26th March 2024

Our Ref: GJ/FG/22.198

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

NOTICE UNDER ARTICLE 2D

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works.

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

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. has been commissioned by Merthyr Valleys Homes to undertake pre-application consultation in respect of a full planning application for the proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works at Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

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

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

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 26th April 2024.

Yours Sincerely,



Geraint Jones
Principal Planner

Dyddiad: 26ain o Fawrth 2024

Ein cyf: GJ/FG/22.198

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Uned 9 Oak Tree Court
Mulberry Drive
Parc Busnes Porth Caerdydd
Caerdydd
CF23 8RS

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

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

HYSBYSIAD O DAN ERTHYGL 2D

Cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig.

Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA

Mae Asbri Planning yn hysbysu bod Merthyr Valleys Homes yn bwriadu cyflwyno cais cynllunio llawn am y cynlluniau arfaethedig ar gyfer dymchwel yr adeiladau presennol ac ailddatblygu y safle ar gyfer 40 o fflatiau preswyl, parcio, tirlunio, is-orsaf, storfa biniau, pwmp gwres aer, gwaith peirianyddol, isadeiledd traenio, darpariaeth solar to a gwaith cysylltiedig ar safle Fflatiau Cefn Isaf, Heol Pontycapel, Cefn Coed Y Cymmer, Merthyr Tudful, CF48 2RA.

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/cefn-isaf-flats-pontycapel-road-cefn-coed-y-cymmer-merthyr-tydfil-cf48-2ra/>

Yn unol a gofynion erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 26ain o Ebrill 2024.

Yn gywir,



Geraint Jones

Prif Gynllunydd

Appendix F - Responses received from specialist consultees



Llywodraeth Cymru
Welsh Government

Plas Cefn Isaf, Cefn Coed
Parc Nantgarw, Cardiff, CF15 7QQ
Tel: 0300 025 6000
Email: info@llyw.cymru
www.llyw.cymru
www.cadw.gov.wales
0300 025 6000
cadw@gov.wales
cadw@llyw.cymru
www.cadw.gov.wales

Asbri Planning Ltd

By email

Eich cyfeirnod
Your reference

GJ/FG/22.198

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

10 April 2024

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Proposed demolition of existing buildings and redevelopment comprising 40 residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works, Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

Thank you for your letter of 26 March 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.

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments or registered historic parks and gardens listed in our assessment of the application below.

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

Assessment

Scheduled Monuments

BR145 Nant Crew Inscribed Stone (now in Cefn Coed Church)
GM424 Pont y Cafnau Tramroad Bridge
GM425 Remains of Blast Furnaces, Cyfarthfa Ironworks
GM478 Gurnos Quarry Tramroad & Leat
GM479 Tai Mawr Leat for Cyfarthfa Iron Works

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



Registered Parks and Gardens

PGW(Gm)1(MER) Cyfarthfa Castle

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

This pre-planning application is for a redevelopment of flats at Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

The above designated historic assets are located inside 1km of the proposed development.

The application is accompanied by a Heritage Statement produced by Holland Heritage. This report assesses the effects of the proposed development on the above designated historic assets and concludes that in relation to their settings the area of the proposed development has changed so dramatically that it can sustain further change with the proposed development not resulting in significant harm to the settings of any. We concur with these conclusions; the proposed development will have no impact on the settings of the above 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
Casework Officer

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.

Ffion Goodland

From: Mail Asbriplanning
Sent: 28 March 2024 08:50
To: Geraint Jones; Ffion Goodland
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

From: National Planning Function <NationalPlanning.Function@canalrivertrust.org.uk>
Sent: 27 March 2024 10:51
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

Dear Kelly

Thank you for your pre-application consultation in respect of the Cefn Isaf Flats. 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 (as amended).

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

My working hours are Wednesday, Thursday 8:00-16:30 and Friday 8:00-16:00

E planning@canalrivertrust.org.uk



From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: Tuesday, March 26, 2024 11:54 AM
To: National Planning Function <NationalPlanning.Function@canalrivertrust.org.uk>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

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



Cardiff | Swansea



Think before you print

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

Checked for spam and viruses
<http://www.canit.akauk.net/>

Keep in touch

Sign up for the Canal & River Trust e-newsletter <https://canalrivertrust.org.uk/newsletter>

Become a fan on <https://www.facebook.com/canalrivertrust>

Follow us on <https://twitter.com/canalrivertrust> and <https://www.instagram.com/canalrivertrust>

This email and its attachments are intended solely for the use of the intended recipient. If you are not the intended recipient of this email and its attachments, you must take no action based upon them; please delete without copying or forwarding and inform the sender that you received them in error. Any views or opinions expressed are solely those of the author and do not necessarily represent those of The Canal & River Trust.

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>

Cefnogwch ni ar <https://www.facebook.com/canalrivertrust>

Dilynwch ni ar <https://twitter.com/canalrivertrust> ac <https://www.instagram.com/canalrivertrust>

Mae'r e-bost hwn a'i atodiadau ar gyfer defnydd y derbynnydd bwriedig yn unig. Os nad chi yw derbynnydd bwriedig yr e-bost hwn a'i atodiadau, ni ddylech gymryd unrhyw gamau ar sail y cynnwys, ond yn hytrach dylech eu dileu heb eu copïo na'u hanfon ymlaen a rhoi gwybod i'r anfonwr eich bod wedi eu derbyn ar ddamwain. Mae unrhyw farn

neu safbwynt a fynegir yn eiddo i'r awdur yn unig ac nid ydynt o reidrwydd yn cynrychioli barn a safbwyntiau Glandŵr Cymru.

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.

Checked for spam and viruses

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



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: Asbri Planning Ltd

Merthyr Tydfil County Borough Council

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

28 March 2024

Dear Asbri Planning Ltd

Re: PRE-APPLICATION Cefn Isaf Flats

Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works.; CEFN ISAF FLATS, PONTYCAPEL ROAD, CEFN COED Y CYMMER, MERTHYR TYDFIL, CF48 2RA

Thank you for your notification of 26 March 2024 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.

We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.

However, in the interest of public safety, it is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant.

Yours

The Coal Authority Planning Team

Ffion Goodland

From: Macarthy, Andrew <a-macarthy@southwales-fire.gov.uk>
Sent: 15 April 2024 13:25
To: Mail Asbriplanning
Subject: GJ/FG/22.198

Good Morning/Afternoon,

Trust this email finds you well.

South Wales Fire and Rescue Service have considered the application and agree with the submission.

Further comment will be made at full planning application stage.

Kind Regards,

Andrew Macarthy

Rheolwr Gorsaf

Andrew Macarthy

Station Manager

Diogelwch Tân i Fusnesau

Pencadlys Gwasanaeth Tân ac Achub
De Cymru
Parc Busnes Forest View
Llantrisant
CF72 8LX

Business Fire Safety

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

Ffôn: 01443 232000

Ffôn Symudol: 07876 391299

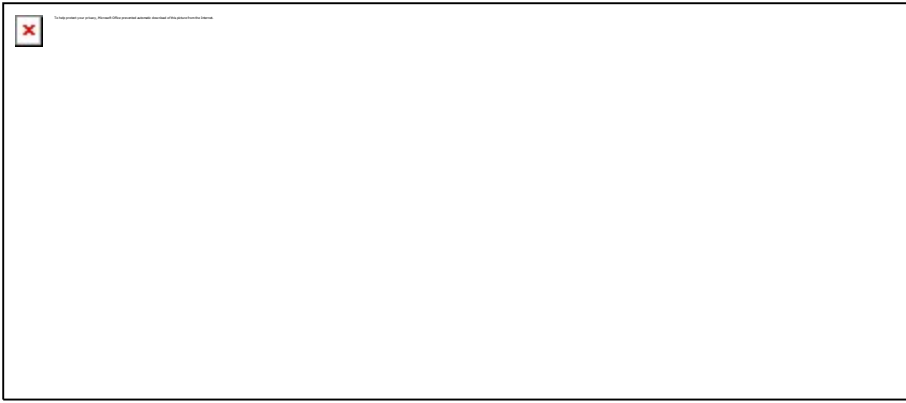
E-Bost: a-macarthy@southwales-fire.gov.uk

Phone: 01443 232000

Mobile: 07876 391299

E-mail: a-macarthy@southwales-fire.gov.uk





-- Mae'r neges e-bost hon ac unrhyw ffeiliau sydd ynghlwm wrthi yn gwbl gyfrinachol ac wedi'u bwriadu at sylw y person neu sefydliad y maent wedi eu cyfeirio ato yn unig. Na chaniateir i chi adolygu, ailanfon, lledaenu na defnyddio'r wybodaeth uchod ar unrhyw gyfrif: peidiwch a chymryd unrhyw gamau o ganlyniad a gan ddibynnu arni. Os ydych wedi derbyn y neges e-bost hon ar gam, wnewch chi hysbysu'r anfonydd ar unwaith a dileu'r e-bost a'i chynnwys oddi ar eich system os gwelwch yn dda. Barn neu safbwyntiau'r awdur yw'r rhai a fynegir yn y neges e-bost hon ac nid ydynt yn adlewyrchu o anghenraid barn neu safbwyntiau Gwasanaeth Tan Ac Achub De Cymru onis dywedir yn bendant fel arall. Bydd pob eitem o bost a anfonir i'r cyfeiriad hwn yn cael ei monitro gan sustem e-bost corfforaethol y Gwasanaeth Tan ac efallai y caiff ei harchwilio gan berson arall, sy ddim o reidrwydd y derbynnydd gwreiddiol, er mwyn dod o hyd i ddefnydd o ddeunydd anaddas neu dorri rheolau polisiau. Os nad yw hyn yn dderbyniol i chi, peidiwch a defnyddio'r dull yma o gyfathrebu a Gwasanaeth Tan Ac Achub De Cymru. Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg - byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich dewis iaith heb oedi. This e-mail and any files transmitted with it are confidential and intended solely for the use of the recipient(s) only. Any review, retransmission, dissemination or other use of, or taking any action in reliance upon this information by persons or entities other than the intended recipient(s) is prohibited. If you have received this e-mail in error please notify the sender immediately and destroy the material whether stored on a computer or otherwise. Any views or opinions presented within this e-mail are solely those of the author and do not necessarily represent those of South Wales Fire and Rescue Service, unless otherwise specifically stated. All mail sent to and from this address will be monitored by our corporate e-mail system and may be scrutinised by persons other than the addressee for unsuitable content or contraventions of policy. If this is unacceptable to you please do not use this method of communication with the South Wales Fire and Rescue Service. We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay. Checked for spam and viruses

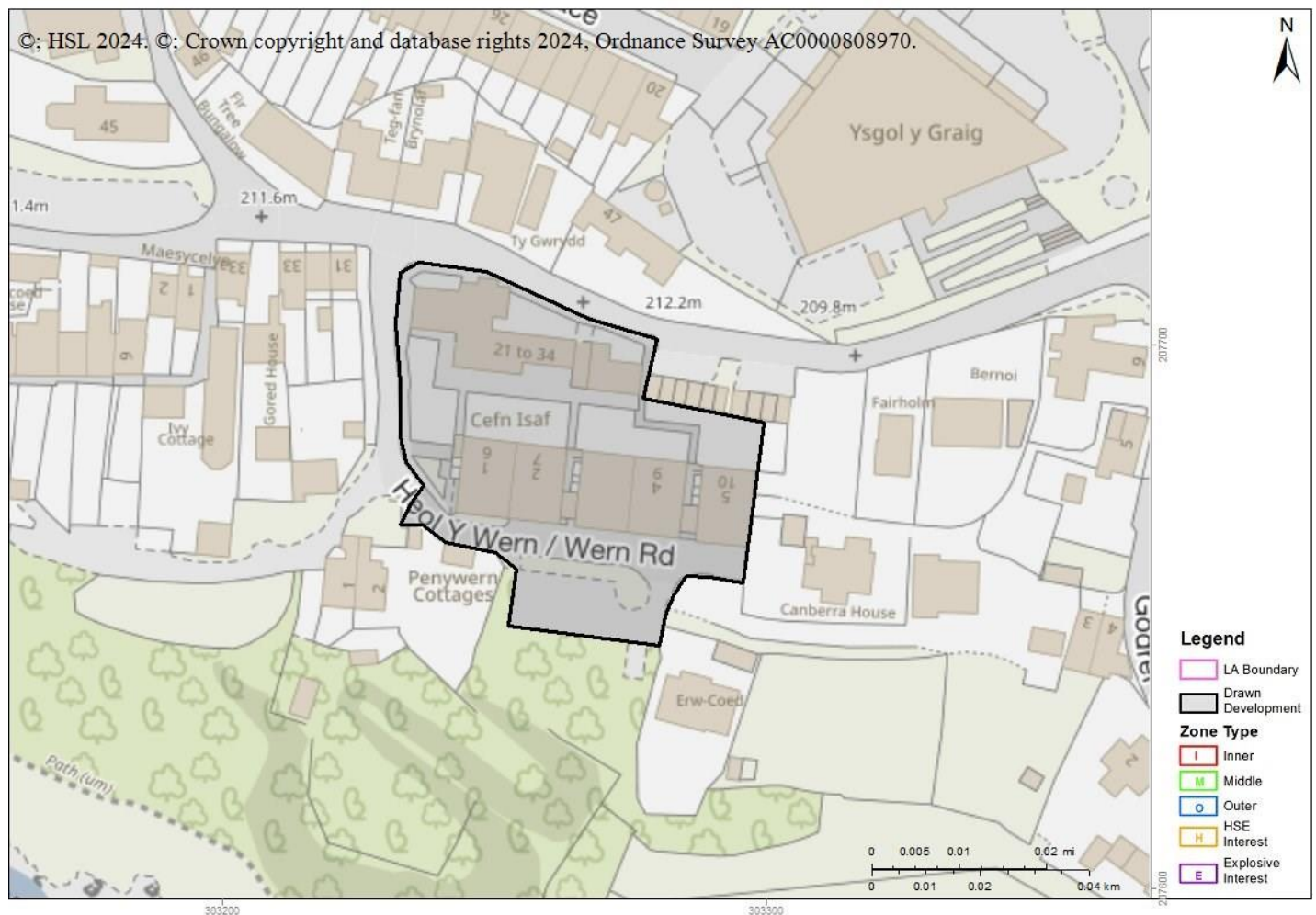
<http://www.canit.akauk.net/>

Asbri Planning Ltd
Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park,
Cardiff
CF56 8RS



Advice : HSL-240409104645-744 Does Not Cross Any Consultation Zones

Your Ref: 22.198
Development Name: Cefn Isaf Flats
Comments:



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 09 April 2024.

INTERNAL MEMORANDUM

Your Ref.: GJ/FG/22.198

Our Ref.:

To: Town Planning – Development Control

FAO: Geraint Jones

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 15/04/2024

OBSERVATIONS BY THE ENGINEERING AND HIGHWAYS DIVISION IN RESPECT OF DEVELOPMENT AFFECTING EXISTING OR PROPOSED PUBLICLY MAINTAINED HIGHWAY

PROPOSED DEVELOPMENT

The pre-planning application is for the demolition of an existing building consisting of 34no residential flats and the construction of 2no buildings containing 40no Affordable residential flats. The proposals also include; new parking, landscaping, a new sub-station, bin stores, air source heat pump, general engineering works, drainage, roof top solar provision.

LOCATION

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA.

DOCUMENTS REVIEWED

Document Name	Document/Drawing Number	Date
ACCESS & PARKING ARRANGEMENT	1645-ACS-XX-ZZ-DR-T-004-A	25 th January 2024
ACCESS & PARKING ARRANGEMENT (swept paths)	1645-ACS-XX-ZZ-DR-T-004-A	25 th January 2024
Transport Statement		February 2024
SITE CONTEXT	1645-ACS-XX-ZZ-DR-T-003-A	25 th January 2024

PLANNING HISTORY

None indicated

HIGHWAY ASSESSMENT

Vehicular Access

Vehicles accessing the site and parking areas will do so via Pontycapel Rd and Wern Road, Cefn Coed, a no-through road. In order to access Wern Road, vehicles travel West along Pontycapel Road (from High Street) or South East along Pontycapel Road from Cefn Viaduct.

Road widths vary along Pontycapel Road and in some areas it narrows down such that two cars are unable pass each other. This also occurs along Wern Road where the carriageway narrows to 4m for some of its length. However, this is deemed to be acceptable in principle given these are existing

conditions and given that, Wern Rd is a no through road. However, there are concerns with the lack of adopted footway along Pontycapel Rd from the High Street and the authority would want the applicant to consider including within their design, signage, to alert drivers of the possibility of pedestrians within the carriageway, given that the proposed scheme will potentially increase footfall. (see Active Travel comments below)

Wern Road is adopted highway and records show that its adoption ends at the end of the eastern verge approximately 12m before the entrance to the proposed car park. This being the case the road leading into the proposed turning head will need to be brought up to adoptable standard given that this will be used for refuse vehicles. This will necessitate an s278 highway agreement, which will incorporate both the road / footway and the turning head. Therefore, plans submitted through the planning application process will need to ensure road width and turning head is to an adoptable standard.

Trip Generation

Within the submitted Transport Statement, TRICS data has been interrogated to establish both existing trip generation for the 34 flats and for the proposed 40no flats. From the data it shows that there will be an increase of 2no vehicle movements associated with the scheme in the AM Peak (8am-9am) and 3no vehicle movements in the PM peak (5pm-6pm). This giving a total of 5no extra two-way movements during peak periods. This will have negligible impact on the local highway network and therefore is acceptable in principle. The applicant should review the submitted tables as some of the data is not correct from the TRICS output.

Proposed Parking Provision

The existing level of parking associated with the 34 flats (12no spaces) does not meet the standards as set out in the Wales Parking Standards 2014. This document states, "1 space should be provided, per bedroom". Therefore, this is currently an under provision.

The submitted documentation and plans show that the proposed scheme will provide 30no parking spaces for the proposed 40no flats.

The document provides a comparison between existing parking at 0.35 per flat and the proposed parking at 0.75 per flat. The applicant should amend this and provide parking number comparison based on number of bedrooms not on number of flats as per the parking standards. Until this has been provided, the number of spaces provided is not accepted.

The submitted plan "**ACCESS & PARKING ARRANGEMENT, 1645-ACS-XX-ZZ-DR-T-004-A**" shows that the proposed parking spaces meet the correct dimensions as set out in the Welsh Parking Standards (2.6m x 4.8m) and are therefore acceptable in terms of size.

The submitted parking layout provides 6m for manoeuvring which again is acceptable.

Within the submitted plan "**ACCESS & PARKING ARRANGEMENT, 1645-ACS-XX-ZZ-DR-T-004-A**" the road adjacent to the South car park is shown as 4.5m wide. To ensure a constant road width and avoid unnecessary narrowing, the raised kerb area at the end of the central parking bays needs to be removed.

The proposed scheme includes a number of perpendicular parking spaces adjacent to Pontycapel Rd behind the existing footway. Whilst these are acceptable in principle, the existing footway must be maintained and a vehicle drop kerb licence will need to be sought from MTCBC highways prior to their construction.

Swept Path Analysis

Within the submitted documentation Swept Path Analysis of a 10.2m refuse vehicle has been provided to show that the vehicle can manoeuvre along Wern Rd and turning within the proposed turning head. This is acceptable in principle, but the turning head must form part of the adopted highway therefore, a s278 Agreement will be required when constructing this element of the scheme.

Proposed Cycle Parking Provision

Within the transport statement, it has been stated that 26no cycle spaces will be provided. This comprises of 6no spaces associated with 3no Sheffield stands and 20no cycle spaces will be provided within the buildings arranged on two-tier racks. Within the Welsh Parking Standards 2014 the requirements state that 1no space per 5 bedrooms should be provided. The proposals submitted provide more cycle parking than required by the standards therefore, are acceptable. However, the location of all the spaces must be shown on plan with the external spaces in an easily accessible, well-lit and accessible location.

Active Travel

Within the Transport Statement Paragraph 3.18 states the following;

"The site is located near National Cycle Network Route 8, which runs across the Cefn Coed Viaduct. The cycle route provides a high quality, largely traffic free, route that links the site to Merthyr Tydfil's town centre."

It has not been demonstrated how cyclists can connect to the existing network from the proposed development. Documents should be provided to show this.

Pedestrians can access the proposed development via the local public transport-network, as detailed on the **"SITE CONTEXT 1645-ACS-XX-ZZ-DR-T-003-A"** .

To ensure that there is connectivity to both local bus stops located on the High Street, Cefn Coed and the local amenities the applicant should consider-reviewing the pedestrian access routes and consider introducing drop kerb pedestrian crossings as appropriate and additional signage to alert drivers to the fact that pedestrians will be walking within the carriageway where there is no footway available. As stated previously this is to ensure that future residents feel confident utilising the carriageway and will give a degree of additional safety.

Travel plan

The developer should provide a measures only travel plan.

Accident Data

Accident Data has been interrogated and it concludes that there have been no accidents recorded along both Pontycapel Road and Wern Road in the last five years. Indeed, there appears to be no local cluster areas within the search area.

SAB

The applicant is advised that SAB requirement may be applicable

I trust the above is helpful and would confirm that the advice given is offered on an informal basis having regard to the information that is at hand at the present time and is wholly without prejudice to the formal consideration given on any planning application submitted for planning permission on the site.

A handwritten signature in black ink, appearing to read 'pp Carwyn Morris', written in a cursive style.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways

Ein cyf/Our ref: CAS-252440-S3N5
Eich cyf/Your ref: GJ/FG/22.198

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

Dyddiad/Date: 25 April 2024

Annwyl Syr/Madam/Dear Sir/Madam,

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

BWRIAD/PROPOSAL: PROPOSED DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT COMPRISING 40NO. RESIDENTIAL FLATS, PARKING, LANDSCAPING, SUB-STATION, BIN STORE, AIR SOURCE HEAT PUMP, ENGINEERING WORKS, DRAINAGE, ROOF TOP SOLAR PROVISION AND ASSOCIATED WORKS.

LLEOLIAD/LOCATION: CEFN ISAF FLATS, PONTYCAPEL ROAD, CEFN COED Y CYMMER, MERTHYR TYDFIL, CF48 2RA.

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 26 March 2024.

We have concerns with the application as proposed. However, we are satisfied these concerns can be overcome by the planning authority attaching a condition for a Demolition and Construction Environmental Management Plan to any planning permission granted.

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

Pollution Prevention

The proposed development site is located approximately 90m from the Taf Fawr. The site slopes towards the watercourse, with an approximate 11m drop in elevation from North to South. There is an existing surface water outfall pipe on the south side of the parking area which discharges to a tributary of the Taf Fawr. The applicant has shown the highways drainage links to this outfall.

Due to the topography of the site and the proximity and direct hydrological links to the watercourse, we consider the proposed development could have a pollution impact on the

watercourse. We would advise the planning authority attach the following condition to any planning permission.

Condition: No development or phase of development, including demolition or site clearance, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority. The DCEMP should include:

- Demolition and Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the demolition and construction programme including timetable, details of site clearance; details of site demolition and construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain;
- Measures to monitor and control the emission of dust and dirt during any material removal and construction;
- Soil Management: details of topsoil strip, storage and amelioration for re-use;
- DCEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures;
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use;
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan;
- Details of the persons and bodies responsible for activities associated with the DCEMP and emergency contact details.

Justification: A DCEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development or phase of development or specified activity and implemented for the protection of the environment during construction.

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#).

European Protected Species

The Bat Survey Report by Just Mammals Limited, dated 10th October 2022, has identified bats are present at the application site.

Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by us, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- i. The development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including

- those of a social or economic nature and beneficial consequences of primary importance for the environment;
- ii. There is no satisfactory alternative; and,
 - iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states the Local Planning Authority should not grant planning permission without having satisfied itself the proposed development either would not impact adversely on any bats on the site or, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied. Please note, for the purposes of providing advice at the planning application stage, our comments are limited to compliance with the third test only.

On the basis of the above report, we do not consider the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

In line with the 'Dear CPO' letter issued by Welsh Government on 1st March 2018, we would request the following informative is attached to any planning permission granted:

Warning: A European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at [Natural Resources Wales / Apply for a protected species licence](#).

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

Protected Sites

The application site is located within 350m of Cwm Taf Fechan Woodlands Site of Special Scientific Interest (SSSI). The Taf Fechan is a feature of the SSSI. As the development site is adjacent to the Taf Fawr rather than the Taf Fechan, we consider the proposed development is not likely to damage the features for which Cwm Taf Fechan Woodlands SSSI is of special interest.

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](#).

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

Yn gywir / Yours faithfully

Sarah Lund

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

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

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



Llywodraeth Cymru
Welsh Government

Planning Division
Merthyr Tydfil County Borough Council
Unit 5
Triangle Business Park
Pentrebach
Merthyr Tydfil

Eich cyf / Your ref Pre Planning

Ein cyf / Our ref 24/SW-6411

04 April 2024

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012:**

Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil

**Proposed demolition of existing buildings and redevelopment comprising 40no. residential flats,
parking,
landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top
solar provision
and associated works**

I refer to your consultation of 26/03/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the A465 trunk road does not issue a direction in respect of this application.

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

Yours faithfully

Jason Ingram



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE

Trafnidiaeth
Llywodraeth Cymru
Parc Cathays
Caerdydd

Transport
Welsh Government
Cathays Park
Cardiff

Kelly Davies
Asbri Planning Ltd
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff
CF23 8RS

Date: 15/04/2024
Our Ref: PPA0008657

Dear Mrs Davies,

Grid Ref: 303263 207681

Site Address: Cefn Isaf Flats, Pontycapel Road, Merthyr Tydfil

Development: 2D- demolition of existing buildings and redevelopment comprising 40no. residential flats, parking, landscaping, sub-station

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 40 no. residential flats and acknowledge that this is a brownfield site. Therefore, we offer the following comments as part of our appraisal of this development.

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).

The proposed site is crossed by public sewers with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No operational development (or filter strip/drain) will be permitted within 3 metres either side of the centreline of the public sewer.

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 Rhondda Cynon Taff 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 and our Developer Services website at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>. 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 no objection for the domestic foul flows generated from this development to connect to the public sewer. We advise that the flows can be communicated to the 150mm public foul water sewer crossing the site as indicated on the extract of public sewer record provided. 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.



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 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

We would also point out, that if any of the private connections from the former buildings were not to be utilised, then they will need to be abandoned and capped off before entering our public sewer. We require these drains to be capped off as to ensure no water infiltration is entering our sewer via your private drain.

Sewage Treatment

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

Water Supply

Capacity is currently available in the water supply system to accommodate the development. 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.

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

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



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

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



Dŵr Cymru
Welsh Water

PPA0008657



LEGEND(Representative of most common features)

Waste networks:

- | | | |
|---|-------------------------|---|
| Foul chamber | Surface water chamber | Outfall |
| Combined chamber | Combined sewer overflow | Storm Overflow |
| Special purpose chamber | Private sewer | Private sewer subject to Sect. 104 adoption agreement |
| Treatment works | Pumping station | Private Sewer Transfer |
| NB: Sewer symbol colour indicates the type. | RED - Combined | BROWN - Foul |
| PURPLE - Former S24 sewers (for indicative purposes only) | Lateral Drain | Inspection Chamber |

Notes:

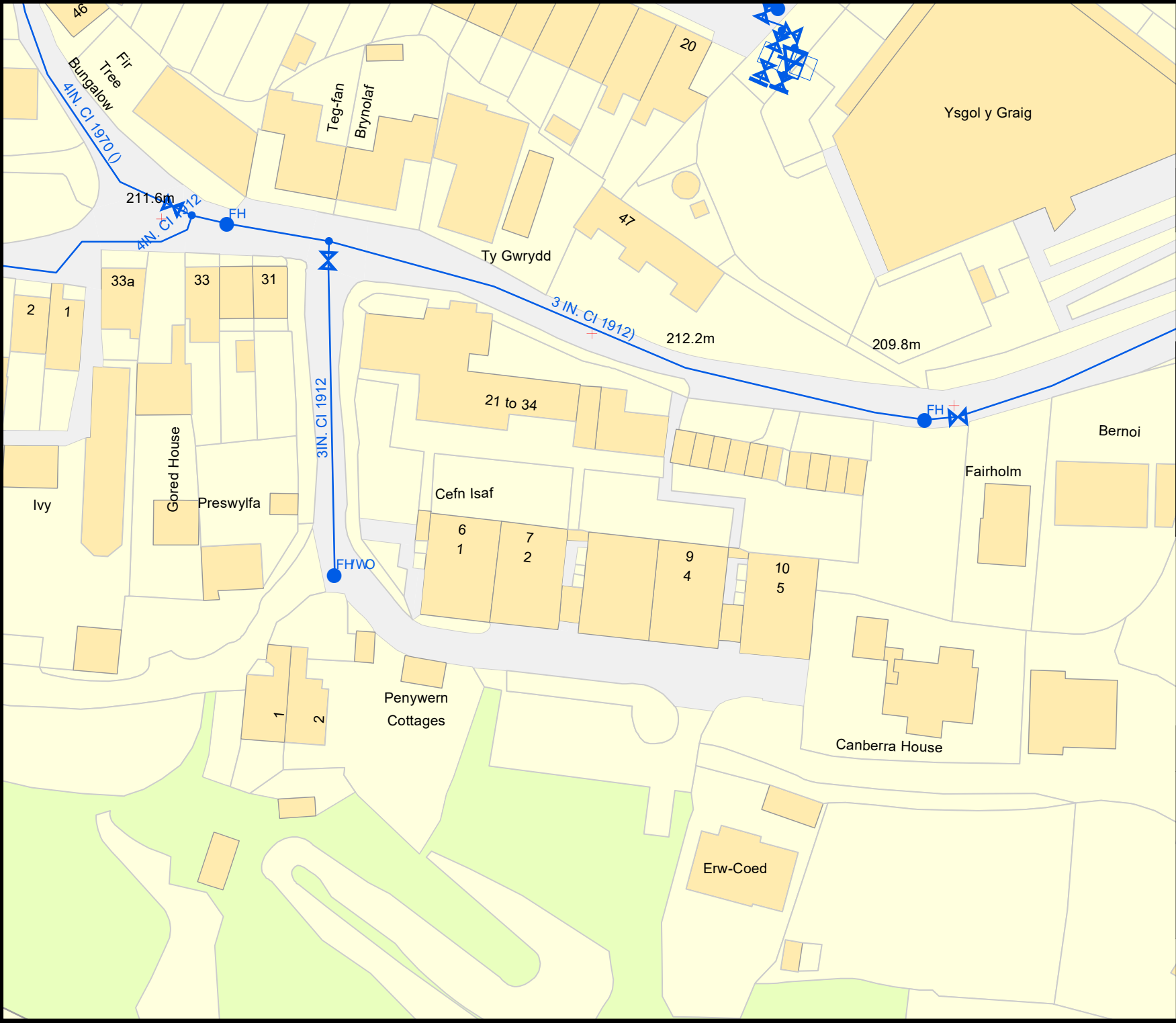
Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible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

Dŵr Cymru Cymuned (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 no warranty as to its correctness is made in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information is advised to exercise caution and to ensure that any excavations made are in accordance with the requirements of the Water Industry Act 1991 which in some cases opens 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 disclose the existence of a water main, service pipe, sewer, lateral drain or other underground apparatus and any excavations made should be made with caution. The user of this information is advised to exercise caution and to ensure that any excavations made are in accordance with the requirements of the Water Industry Act 1991 and the Company's rights to be compensated for any damage to its apparatus.

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

Reproduced by permission of the Ordnance Survey on behalf of
HMSSO. © Crown copyright and database right 2017.
All rights reserved.
Ordnance Survey Licence number 100019534

Map Ref: 303266,207683
Map scale: 1:700
Printed by: Carys Barwell
Printed on: 15 Apr 2024



PPA0008657



LEGEND

- Clean network:
- Sluice valve
 - Pressure reducing valve
 - Meter
 - Bulk meter
 - Hydrant
 - Cap end
 - Air valve
 - Stop tap
 - Water Treatment Works
 - Water Pumping Station
 - Existing main
 - Non-operational main
 - Raw Water
- NB: Water main symbol colour indicates the type.
LIGHT BLUE - Trunk
DARK BLUE - Distribution
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.

Dŵr Cymru Cymunedig (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 no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information is advised to carry out any excavations made entirely on their own. The information which is supplied by the Company is shown in accordance with statutory requirements of sections 195 and 199 of the Water Industry Act 1991 which in turn gives 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 disclose the existence of a water main, service pipe, sewer, lateral drain or discharge pipe and any associated apparatus, and before September 1995, or if they do, the particular thereof including their position, depth and depth may not be accurate. It must be considered 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 right to be compensated for any damage to its apparatus.

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

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

Reproduced by permission of the Ordnance Survey on behalf of
HMISO. © Crown copyright and database right 2017.
All rights reserved.
Ordnance Survey Licence number 100019534

Map Ref: 303266,207683
Map scale: 1:700
Printed by: Carys Barwell
Printed on: 15 Apr 2024

Appendix G - Responses received from 'other' consultees

Ffion Goodland

From: Mail Asbriplanning
Sent: 26 March 2024 12:55
To: Geraint Jones; Ffion Goodland
Subject: FW: [EXT] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

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

Sent: 26 March 2024 12:01

To: Mail Asbriplanning <mail@asbriplanning.co.uk>

Subject: Automatic reply: [EXT] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

Thank you for your email.

If you're contacting us because **you want to dig**, you will need to register with LinesearchbeforeUdig to process any new enquiries.

Please use the following link to log your request - WWW.LSBUD.CO.UK

You will need the following information to submit an enquiry –

- Full site address including postcode
- Full description of works you are planning on undertaking
- Your works start date
- Any relevant site contact details

A site plan highlighting the extent of works will need to be provided following the request from the relevant network.

Please ensure that you include all relevant information regarding your works on your request to enable us to make an accurate assessment.

Please do not commence with any works until you have received authorisation and guidance.

If you need assistance and want to speak to one of the team, you can call us on 0800 688 588 between 8am and 4:30pm Monday to Friday.

Kind Regards,

Dial Before you Dig and Plant Protection Team

If you've hit a pipeline (even if no gas is leaking) call the National Gas Emergency Service 24 hours a day on 0800 111 999 (calls are recorded and may be monitored).

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. Cadent Gas Limited does not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

Cadent Gas Limited is a limited liability company, registered in England and Wales (registered no. 10080864) with its registered office at Pilot Way, Ansty Park, Coventry, CV7 9JU.

Checked for spam and viruses

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

Ffion Goodland

From: Mail Asbriplanning
Sent: 28 March 2024 08:55
To: Geraint Jones; Ffion Goodland
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA
Attachments: 1. Report architect.docx

From: Harvey, Michael swp55162 <Michael.Harvey2@south-wales.police.uk>
Sent: 27 March 2024 12:40
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

Hi

Please find attached my report to Coffey Architects dated the 31st May 2023 which is still relevant and which is my response to this consultation.

Best wishes Mike

Mike Harvey

Swyddog Cynllunio er mwyn Atal Trosedd | **Designing out Crime Officer**

Heddlu De Cymru | **South Wales Police**

Gorsaf Heddlu Castell- Nedd | **Neath Police Station**

Mobile: 07815 953028

From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: Tuesday, March 26, 2024 11:53 AM
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

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



Cardiff | Swansea



Think before you print

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

Checked for spam and viruses

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

Ymateb nad yw'n Argyfwng\ Non-Emergency Response

Oes angen i chi siarad â'r heddlu ond nid oes angen ymateb brys arnoch? Gallwch roi gwybod am fater drwy ein gwefan <https://www.south-wales.police.uk>, anfon neges breifat atom drwy gyfrif Facebook neu Twitter swyddogol Heddlu De Cymru, neu ffonio 101. Gallwch ddefnyddio 101 i roi gwybod am achosion nad ydynt yn rhai brys i unrhyw heddlu yng Nghymru a Lloegr. Mewn argyfwng, ffoniwch 999 bob amser.

Do you need to speak to the police but don't require an emergency response? You can make a report via our website <https://www.south-wales.police.uk>, send us a private message via an official South Wales Police Facebook or Twitter account, or call 101. 101 can be used to report a non-emergency to any force in Wales and England. In an emergency always dial 999.

Cymorth Iaith Gymraeg\Welsh Language Support

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

South Wales Police welcomes receiving correspondence in Welsh and English. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Ymwadiad Heddlu De Cymru\South Wales Police Disclaimer

Gallai defnyddio neu ddatgelu'r neges e-bost hon heb awdurdod fod yn anghyfreithlon. Gallwch weld ein datganiad cyfrinachedd yn: <https://www.south-wales.police.uk/cy-GB/heddluoedd/heddlu-de-cymru/ardaloedd/amdanom-ni/amdanom-ni/datganiad-cyfrinachedd-e-bost/>.

Unauthorised use or disclosure of this email may be unlawful. View our confidentiality statement at <https://www.south-wales.police.uk/police-forces/south-wales-police/areas/about-us/about-us/email-confidentiality-statement/>.

Checked for spam and viruses

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

Ffion Goodland

From: Smith, Ffion M. <fmsmith@nationalgrid.co.uk>
Sent: 05 April 2024 09:29
To: Ffion Goodland
Cc: Geraint Jones
Subject: RE: 5075232 - SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Ffion,

We have no objections to the proposed work.

We recommend you obtain network plans from Line Search Before U Dig before starting any excavations/ demolition and please remember to take adequate precautions as per the safety documents attached whilst working in the vicinity of electricity cables.

Kind Regards

Ffion Smith

Team Support
Network Services (South Wales) / Distribution - Cardiff
nationalgrid

01443 219158
fmsmith@nationalgrid.co.uk

Duffryn Bach Terrace, Church Village, Pontypridd, CF38 1BN
nationalgrid.co.uk

Please consider the environment before printing this email.

Advance notice of holiday:
None.

From: Ffion Goodland <Ffion@asbriplanning.co.uk>
Sent: 02 April 2024 14:48
To: Smith, Ffion M. <fmsmith@nationalgrid.co.uk>
Cc: Geraint Jones <Geraint@asbriplanning.co.uk>
Subject: RE: 5075232 - SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

EXTERNAL EMAIL: This email originated from outside of National Grid
DO NOT click links or open attachments unless you recognise the sender and know the content is safe.
If you notice anything **suspicious** please use the **"Report as Phishing"** button.

Good afternoon Ffion,

Many thanks for your email. We just wanted to confirm whether you have any concerns with the proposed development. If so, please could you provide details of your concerns by the 26th April 2024?

Thanks again,
Ffion

Ffion Goodland – Graduate Planner



Asbri Planning Ltd | T: 01792 480535 | W: <http://www.asbriplanning.co.uk>



Think before you print

From: Smith, Ffion M. <fmsmith@nationalgrid.co.uk>

Sent: 27 March 2024 08:13

To: Mail Asbriplanning <mail@asbriplanning.co.uk>

Subject: RE: 5075232 - SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

Good Morning,

We have received your notification of demolition.

Please could you confirm what you require NGED assistance with?

Kind Regards

Ffion Smith

Team Support

Network Services (South Wales) / Distribution - Cardiff

nationalgrid

01443 219158

fmsmith@nationalgrid.co.uk

Duffryn Bach Terrace, Church Village, Pontypridd, CF38 1BN

nationalgrid.co.uk

Please consider the environment before printing this email.

Advance notice of holiday:

None.

From: Mail Asbriplanning <mail@asbriplanning.co.uk>

Sent: 26 March 2024 11:53

Subject: 5075232 - SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

EXTERNAL EMAIL: This email originated from outside of National Grid
DO NOT click links or open attachments unless you recognise the sender and know the content is safe.
If you notice anything **suspicious** please use the **"Report as Phishing"** button.

Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

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



Cardiff | Swansea



Think before you print

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

Checked for spam and viruses
<http://www.canit.akauk.net/>

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

You may report the matter by contacting us via our contacts pages: <http://www2.nationalgrid.com/contact-us/> (UK); or <https://www1.nationalgridus.com/ContactUs> (US).

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. National Grid plc and its affiliates do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

National Grid Electricity Distribution (South West) plc / National Grid Electricity Distribution (South Wales) plc / National Grid Electricity Distribution (East Midlands) plc / National Grid Electricity Distribution (West Midlands) plc
Registered in England and Wales
Registered number: 2366894 (South West) / 2366985 (South Wales) / 2366923 (East Midlands) / 3600574 (West Midlands)

Registered Office: Avonbank, Feeder Road, Bristol, BS2 0TB
For the other registered information on the UK operating companies within the National Grid group please use the

attached link: <https://www.nationalgrid.com/group/about-us/corporate-registrations>

Checked for spam and viruses

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

Checked for spam and viruses

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

THIS EMAIL CAME FROM AN EXTERNAL SOURCE. STOP & THINK BEFORE OPENING ANY ATTACHMENTS.

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

You may report the matter by contacting us via our contacts pages: <http://www2.nationalgrid.com/contact-us/> (UK); or <https://www1.nationalgridus.com/ContactUs> (US).

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. National Grid plc and its affiliates do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

National Grid Electricity Distribution (South West) plc / National Grid Electricity Distribution (South Wales) plc / National Grid Electricity Distribution (East Midlands) plc / National Grid Electricity Distribution (West Midlands) plc
Registered in England and Wales
Registered number: 2366894 (South West) / 2366985 (South Wales) / 2366923 (East Midlands) / 3600574 (West Midlands)

Registered Office: Avonbank, Feeder Road, Bristol, BS2 0TB

For the other registered information on the UK operating companies within the National Grid group please use the attached link: <https://www.nationalgrid.com/group/about-us/corporate-registrations>

Checked for spam and viruses

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

Ffion Goodland

From: Mail Asbriplanning
Sent: 26 March 2024 12:56
To: Ffion Goodland; Geraint Jones
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA
Attachments: Others.pdf

From: Sophie Dawkins <Sophie.Dawkins@wwutilities.co.uk> **On Behalf Of** Dig (Shared Mailbox)
Sent: 26 March 2024 12:32
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

Good Afternoon,

Wales & West Utilities plans should now be obtained from LSBUD (<https://www.linesearchbeforeudig.co.uk/>).

Please note that your request will not be processed due to the above.

Kind Regards,



Sophie Dawkins | Plant Protection Administrative Assistant
Plant Protection Tel: 02920 278912 | **Extension:** 2030 | **Mobile:** 07811795329
Wales & West House | Spooner Close | Coedkernew | Celtic Springs | Newport | NP10 8FZ

Please note, that from Monday 4th March 2024 our cost for the provision of mapping data through LSBUD will increase to £57 + VAT.

From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: Tuesday, March 26, 2024 11:53 AM
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Isaf Flats, Pontycapel Road, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2RA

[Caution: This email has been sent from outside Wales & West Utilities]

Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

Kelly Davies

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



Cardiff | Swansea



Think before you print

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

Checked for spam and viruses

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

This email transmission and any attachments to it are strictly confidential and are intended solely for the person or organisation to whom it is addressed. Its contents may contain legal professional or other privileged information. If you are not the intended recipient, please notify us immediately and delete it, without retaining it, copying it, disclosing its contents to anyone or acting upon it. You must ensure that you have appropriate virus protection before you open or detach any documents from this transmission. We accept no responsibility for viruses. We may monitor replies to emails for operational or lawful business reasons. The views or opinions expressed in this email are the author's own and may not, unless expressly stated to the contrary, reflect the views or opinions of Wales & West Utilities Limited, its affiliates or subsidiaries. Unless expressly stated to the contrary, neither Wales & West Utilities Limited, its affiliates or subsidiaries, their respective directors, officers or employees make any representation about, or accept any liability for, the accuracy or completeness of such views or opinions. Wales & West Utilities Limited Registered office: Wales & West House, Spooner Close, Celtic Springs, Coedkernew, NEWPORT NP10 8FZ Registered in England and Wales No 5046791

Checked for spam and viruses

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