

PRE-APPLICATION CONSULTATION REPORT

**Land to the south of Pen-Y-
Dre High School, Merthyr
Tydfil,
CF47 9BY**

January 2024



Summary

Proposal:

Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works

Location:

Land to the North of Goitre Lane, Merthyr Tydfil

Date:

January 2024

Project Reference:

23.162

Client:

Merthyr Tydfil County Borough Council

Product of:

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

Prepared by:

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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	13
Section 6	
Response to specialist consultees	14
Section 7	
Response to 'other' consultees	23
Section 8	
Conclusion	29

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 community consultees

Appendix G

Responses received from specialist consultees

Appendix H

Responses received from 'other' consultees

Introduction

- 1.1 Asbri Planning have been instructed by Merthyr Tydfil County Borough Council to prepare a Section 2F – Pre-Application Consultation Report (PAC) in respect of the proposed construction of a new primary school including access, landscaping, play/sports pitches, parking, external works, swale, plant, and associated works at Land north of Goitre Lane, Merthyr Tydfil.
- 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 19th of December 2023 until the 18th of January 2024 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Merthyr Tydfil County Borough Council 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 19th of December 2023 until the 18th of January 2024.
 - 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. The identified library is open as follows: Monday-Friday: 09:00-18:00, Saturday: 09:00-18:00, Sunday: Closed.
 - Additional computer facilities were identified at Dowlais Library, Church Street, Dowlais, CF48 3HS. This library is open as follows: Monday, Wednesday, and Friday 09:30-13:00 and 14:00-18:00, Tuesday, Thursday, Saturday and Sunday Closed.

Table 1: list of proposed plans

Plan title (with Drawing Ref)	Drawing Reference
Site Location Plan	26CB01-LAW-XX-GF-DR-A-039- 0001-P01-
Proposed 3D Views	26CB01-LAW-XX-GF-DR-A-060- 0001-P03
Proposed 3D View Images	26CB01-LAW-XX-GF-DR-A-060- 0002-P03
Ground Floor Plan GA	26CB01-LAW-XX-GF-DR-A-061- 0001-P03
Roof Plan GA	26CB01-LAW-XX-GF-DR-A-061- 0002-P01
Proposed Elevations	26CB01-LAW-XX-GF-DR-A-062-0001-P02
Proposed Sections	26CB01-LAW-XX-GF-DR-A-063- 0001-P02

Proposed Site Plan	26CB01-LAW-30-00-D-A-069001_P00
Vehicle Swept Path Analysis – Fire Tender	CC2538-CAM-XX-XX-DR-C-0100- P03
Vehicle Swept Path Analysis – Refuse	CC2538-CAM-XX-XX-DR-C-0101- P03 -
Vehicle Swept Path Analysis – Standard Rigid Bus	CC2538-CAM-XX-XX-DR-C-0102- P03
Vehicle Swept Path Analysis – Rigid Truck	CC2538-CAM-XX-XX-DR-C-0103- P02
Vehicle Swept Path Analysis – Standard Design Vehicle	CC2538-CAM-XX-XX-DR-C-0104- P02
Proposed Drainage Strategy Plan	CC2538-CAM-XX-XX-DR-C-0500- P02
Proposed Drainage Strategy Plan Sheet 1	CC2538-CAM-XX-XX-DR-C-0501- P02
Proposed Drainage Strategy Plan Sheet 2	CC2538-CAM-XX-XX-DR-C-0502- P02
Proposed Drainage Strategy Plan Sheet 3	CC2538-CAM-XX-XX-DR-C-0503- P02
Proposed Levels Plan	CC2538-CAM-XX-XX-DR-C-0600- P02
Proposed Site Sections (1 of 3)	CC2538-CAM-XX-XX-DR-C-1200- P01
Proposed Site Sections (2 of 3)	CC2538-CAM-XX-XX-DR-C-1201- P01
Proposed Site Sections (3 of 3)	CC2538-CAM-XX-XX-DR-C-1202- P01
Landscape and GI Constraints and Opportunities Plan – PR02	2387201 - SBC - 00 - XX - DR - L - 300
Strategic Soft Landscaping Plan – PR06	2387201 - SBC - 00 - XX - DR - L - 400
External Area Calculation – PR03	2387201 - SBC - 00 - XX - DR - L - 401

Table 2: list of Documents

Document	Author
Application Forms	Asbri Planning
Planning Statement	Asbri Planning
Design and Access Statement	Lawray Architects
Transport Assessment	Asbri Transport
Travel Plan	Asbri Transport
Phase One Ecology Report	Ecological Services Ltd
Reptile Survey Report	Ecological Services Ltd

Arboricultural Impact Assessment inc. Tree Survey, TCP, TPP	ArbTS
Acoustic Report	Formant Ltd
Ground Investigation Reports	Earth Science Partnership
Green Infrastructure Strategy	Soltys Brewster

- 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 18th of January 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
Cllr. Jeremy Davies - Local Member, Gurnos
Cllr. Lee Davies – Local Member, Gurnos
Cllr. Bill Smith – Local Member, Gurnos

- 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 specialist (statutory) consultees;

- Trunk Road Agency
- Local Highway Authority
- The Coal Authority
- Natural Resources Body for Wales
- Cadw
- The Canal and River Trust
- The Water and Sewerage Undertaker Concerned
- Fire and Rescue
- Agricultural Land

- 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 (GGAT)

- Secure by Design Officer

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

Response to the statutory publicity

- 4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.
- 4.2 As discussed, the application was publicised as follows;
- A site notice was displayed on/adjacent to the site; and
 - Notices were issued to the adjoining land owners and/or occupiers.
- 4.3 No responses from the public were received as part of this advertised pre-application consultation.

Response to the community consultees

- 5.1 No responses were received from the community consultees consulted. As such, no responses can be detailed below.

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 A. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

South Wales Fire Service

No Objection

Comment 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.

Response Comments noted. No further action required.

Canal and River Trust

Returned Consultation

Comment 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.

Response No further action required.

Agricultural Land

No Survey Needed

Comment **1. Agricultural Land Classification (ALC) - Information.**

The Department does not hold any information on detailed ALC field surveys for the site. According to the [Predictive ALC Map for Wales](#), the site is considered at best **Grade 4**.

2. Agricultural Land Classification (ALC) – Advice.

The Department does not consider BMV land to be present at this site, therefore an ALC survey is not recommended as per [published guidance](#).

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

Response Response noted. No further action required.

NRW

Returned Consultation

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

Response Response noted. Asbri Planning have reviewed the regulations in accordance with Schedule 4, and agree that the site and proposed development to not hit any of the triggers for NRW to provide a response. As such, no further actions required.

Cadw

No Objection

Comment 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 planning are set out in Annex A.

The pre-application enquiry is accompanied by an Archaeological and Heritage Desk-Based Assessment produced by the Environmental Dimension Partnership Ltd which has determined that an appropriate study area in which to consider the potential effects of the development on the settings of designated historic assets is 1km from the application area. Within this scope are located two of the above designated historic assets;

scheduled monument GM594 Merthyr Tramroad: Morlais Castle Section and registered park and garden PGW(Gm)1(MER) Cyfartha Castle. The report concludes that these assets would not be inter-visible with the proposed development and as such neither would have their settings nor significance affected by it. We concur with the reports approach and conclusions. The proposed development will have no impact on the settings of any of the above designated historic assets.

Response Response noted. No further action required.

DCWW

Comments

Comment **Appraisal**

Firstly, we note that the proposal relates to a new Primary School and acknowledge that the site forms part of adopted LDP housing allocation SW3 (13), Pen y Dre Fields, Gurnos, 40 units. 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 new roundabout at the junction of Fir Tree Close is crossed by a 150mm combined sewer 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 will be permitted within 3 metres either side of the centreline of the public sewer.

Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice and Guidance note.

Foul Water Drainage – Sewerage Network

We note that the Proposed Foul Water Drainage Overview drawing (ref no. 26CB01 CAM 52 XX D C 0509 revision P02) suggests connecting to the 150mm combined in Goetre Lane which having considered the impact of foul flows generated by the proposed development is not feasible due to incapacity. However, the connection shall be made to either the 525mm combined water sewer at or downstream of manhole SO04087205 located to the southwest of the site or to the 225mm combined sewer at or downstream of manhole S005080116 to the southeast of the site, as indicated on the extract of public sewer record provided. Should a planning application be submitted for this development we will seek to control this point of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account.

SEWAGE TREATMENT

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

WATER SUPPLY

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

The water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed in advance of making the connection. As part of the formal planning consultation process, we will seek to ensure that the assessment (and any associated reinforcement works) is completed in advance of the determination of the application or controlled by way of planning condition.

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

able to provide you within information relating to this process.

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

Response Response noted.

The project engineers Cambria have been reviewing comments and actioning comments as required.

Trunk Road Agency	
Comments	
Comment	1. Consultation with the A465 construction project team must be included as part of the pre-planning consultation. phone 0776 245 1850 or email: A465enquiries@futurevalleysconstruction.com 2. It is not clear what the proposals are for the existing school site which can generate traffic. If this application is to be a stand alone application for a new school, Transport Assessment must review all trips as new (not diverted), this is due to the existing school having planning rights and could be opened as a private school (for example) without the need for traffic review if they can demonstrate there is no material change in traffic in line with the extant permitted development rights the development has. This could cause rise to significant traffic generation if not reviewed or controlled through this planning process. 3. Welsh Government Highway Development Control's remit does not include review of noise assessments which should be taken into account by local planning authorities. Welsh

Government therefore would highlight the following to the developer:

The development site is within an area highlighted in the strategic noise maps of Wales, for details see web page: <http://extrium.co.uk/walesnoiseviewer.html>. Due to the proximity of the development site to Welsh Government maintained road network, the applicant should carry out relevant noise assessment and detail appropriate mitigation measures within the design to suppress existing traffic noise levels. It is also advisable to ensure mitigation measures are sufficient to provide protection in future years. All mitigation measures must be designed into buildings and/or be within land owned or in the applicants control. Proposals for any mitigation on public highway is prohibited. Public highway vegetation and trees should be excluded from any assessments as these are not within the applicant's control and could be altered at any time. The exact requirements should be agreed in writing with the LPA prior to execution, with any proposed mitigation being to the written approval of the LPA.

Welsh Government DC would be happy to assist with scoping of further assessments prior to them being executed to assists.

Response	Response noted. Future Valleys Construction have responded to our consultation and have confirmed that they have no comment to make.
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This response has been discussed with Asbri Transport. The existing Goetre school is a housing allocation within the adopted local development plan for up to 120 homes. The school site would remain closed until potentially a housing proposals would come forward but this should be considered on its own merits and via a separate planning application.

A review of Exterior Noise Maps indicate that the primary school site is not within the any of the contour lines and is in fact very quiet. Notwithstanding, the noise survey report prepared considers this in some detail and there are no issued with noise impact.

Highways – Merthyr Tydfil CBC

Comments

Comment **HIGHWAY ASSESSMENT**

The proposal consists of the construction of a new primary school on land to the north of Goitre Lane, Gurnos. A new mini-roundabout junction will provide vehicular access to the proposal with pedestrian access from the existing highway. A new Toucan Crossing is also proposed on Goitre Lane.

Access

Vehicular access to the proposed school will be via the creation of a mini roundabout on Goitre Lane. Pedestrian access is via a separate dedicated access directly off Goitre Lane. A new Toucan crossing is also proposed in the vicinity of the proposed pedestrian access to the school. The proposed access arrangements have been derived following numerous meeting between the Council's project management team for the project, the design and build contractor and the Highway department. As such, the proposed access arrangement is acceptable in principle subject to detailed design and technical approval of works within the existing highway limits.

Transport Assessment

Detailed transport Assessment has been submitted which assess the existing traffic profiles in the vicinity of the development and the developments impacts on the existing highway network. A comprehensive review of the Transport Assessment will be undertaken during consultation of the forthcoming planning application. Given prior involvement in the proposals by the highway authority there is no fundamental cause for concern regarding the developments impacts on the existing highway network.

Circulation

The proposal includes an internal drop-off/pick-up area with a one-way arrangement that also provides access to the proposed car park. A comprehensive swept path analysis of has been undertaking which shows that vehicle types expected at the site are able to enter and exist in a forward. Segregated pedestrian access is provided via an access directly off Goitre Lane. There is

also a segregated pedestrian facilities provided between the proposed drop-off/pick up area and the school building. To conclude, the proposal give no undue cause for concern with regard to internal circulation.

Parking

In accordance with Wales Parking Standards 2008, Nursey/Infants/Primary School have an operational off-street parking requirement of 1 commercial vehicle space and a non-operational off-street parking requirement of 1 space per each member of teaching staff & 3 visitor spaces. The submitted Transport Assessment advises that there will be 53 teaching staff at the proposed school. As such, the proposal has a off-street parking requirement of 1 commercial vehicle space and 56 spaces.

The submitted site plan indicates a total of 80 spaces within the proposed car park, including 8 electric vehicle and 5 accessible spaces. Furthermore, there are 25 drop-off/pick-up spaces within the site, a dedicated space for a service vehicle and 4 motorcycle spaces. The proposal gives no cause for concern regarding off-street parking provision.

Response Comments noted. No further action required at this time.

Coal Authority

Comments

Comment I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority.

On this basis, the Planning team at the Coal Authority have no comments to make.

Response Comments noted. No further action required at this time.

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).

DOCO

Comments

Comment Please see appendix for full set of comments.

Response Response noted – the proposed development has been formulated with regard to the guidance provided on the Secure by Design website.

The architect has reviewed comments received.

GGAT

Comments

Comment Many thanks for the pre-planning enquiry. As per previous consultations, the proposal is in an area of archaeological

potential. It is located within the Merthyr Tydfil Registered Historic Landscape, specifically the Gurnos and Galon-Uchaf

Character Area (HLCA050), and contains important water management features including Goitre Pond which supplied the

Penydarren Ironworks as part of the free-drainage system.

As per our previous recommendation, an archaeological desk-based assessment has been carried out which has identified that the remains of Goitre Pond has been severely affected by modern groundworks from 1963 onwards. Such works included infilling and landscaping. The geotechnical investigations have indicated there is a depth of modern made-ground of up to 4.5m. As such there is unlikely to be a significant effect on any archaeological remains.

Therefore, should a similar application to the one you have outlined be submitted, we would be unlikely to

recommend any further pre-determination works, or that any archaeological conditions are attached to any consent.

Response Comments noted no action required.

Conclusion

- 8.1 Asbri Planning have been instructed by Merthyr Tydfil County Borough Council to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed construction of a new primary school including access, landscaping, play/sports pitches, parking, external works, swale, plant, and associated works at Land north of Goitre Lane, Merthyr Tydfil.
- 8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3 As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.5 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

Site Notice and Map



**MAP OF DISPLAYED SITE NOTICES –
PROPOSED GOETRE PRIMARY SCHOOL**

Appendix B

List of the addresses of adjoining land owners
and/or occupiers and a copy of the draft letter is-
sued

List of the Addresses of Adjoining Land Owners Consulted and Copy of Draft Letter Issued for Consultation

Add 1	Add 2	Add 3	Add 4	Add 5
Merthyr County Borough Council	Civic Centre	Castle Street	Merthyr Tydfil	CF47 8AN
1 First Avenue	Merthyr Tydfil	CF47 9UD		
2 First Avenue	Merthyr Tydfil	CF47 9UD		
3 First Avenue	Merthyr Tydfil	CF47 9UD		
4 First Avenue	Merthyr Tydfil	CF47 9UD		
5 First Avenue	Merthyr Tydfil	CF47 9UD		
6 First Avenue	Merthyr Tydfil	CF47 9UD		
7 First Avenue	Merthyr Tydfil	CF47 9UD		
8 First Avenue	Merthyr Tydfil	CF47 9UD		
9 First Avenue	Merthyr Tydfil	CF47 9UD		
10 First Avenue	Merthyr Tydfil	CF47 9UD		
11 First Avenue	Merthyr Tydfil	CF47 9UD		
12 First Avenue	Merthyr Tydfil	CF47 9UD		
13 First Avenue	Merthyr Tydfil	CF47 9UD		
14 First Avenue	Merthyr Tydfil	CF47 9UD		
15 First Avenue	Merthyr Tydfil	CF47 9UD		
16 First Avenue	Merthyr Tydfil	CF47 9UD		
17 First Avenue	Merthyr Tydfil	CF47 9UD		
18 First Avenue	Merthyr Tydfil	CF47 9UD		
19 First Avenue	Merthyr Tydfil	CF47 9UD		
20 First Avenue	Merthyr Tydfil	CF47 9UD		
21 First Avenue	Merthyr Tydfil	CF47 9UD		

22 First Avenue	Merthyr Tydfil	CF47 9UD		
23 First Avenue	Merthyr Tydfil	CF47 9UD		
24 First Avenue	Merthyr Tydfil	CF47 9UD		
25 First Avenue	Merthyr Tydfil	CF47 9UD		
26 First Avenue	Merthyr Tydfil	CF47 9UD		
27 First Avenue	Merthyr Tydfil	CF47 9UD		
28 First Avenue	Merthyr Tydfil	CF47 9UD		
29 First Avenue	Merthyr Tydfil	CF47 9UD		
30 First Avenue	Merthyr Tydfil	CF47 9UD		
31 First Avenue	Merthyr Tydfil	CF47 9UD		
32 First Avenue	Merthyr Tydfil	CF47 9UD		
33 First Avenue	Merthyr Tydfil	CF47 9UD		
34 First Avenue	Merthyr Tydfil	CF47 9UD		
35 First Avenue	Merthyr Tydfil	CF47 9UD		
36 First Avenue	Merthyr Tydfil	CF47 9UD		
37 First Avenue	Merthyr Tydfil	CF47 9UD		
38 First Avenue	Merthyr Tydfil	CF47 9UD		
39 First Avenue	Merthyr Tydfil	CF47 9UD		
40 First Avenue	Merthyr Tydfil	CF47 9UD		
41 First Avenue	Merthyr Tydfil	CF47 9UD		
25 Sixth Avenue	Merthyr Tydfil	CF47 9UE		
27 Sixth Avenue	Merthyr Tydfil	CF47 9UF		
29 Sixth Avenue	Merthyr Tydfil	CF47 9UF		
31 Sixth Avenue	Merthyr Tydfil	CF47 9UF		

28 Sixth Avenue	Merthyr Tydfil	CF47 9UF		
30 Sixth Avenue	Merthyr Tydfil	CF47 9UF		
32 Sixth Avenue	Merthyr Tydfil	CF47 9UF		
23 Yew Close	Merthyr Tydfil	CF47 9SD		
25 Yew Close	Merthyr Tydfil	CF47 9SD		
27 Yew Close	Merthyr Tydfil	CF47 9SD		
29 Yew Close	Merthyr Tydfil	CF47 9SD		
31 Yew Close	Merthyr Tydfil	CF47 9SD		
Flat 1, 1 Plane Grove	Merthyr Tydfil	CF47 9SE		
Flat 2, 1 Plane Grove	Merthyr Tydfil	CF47 9SE		
Flat 3, 1 Plane Grove	Merthyr Tydfil	CF47 9SE		
Flat 4, 1 Plane Grove	Merthyr Tydfil	CF47 9SE		
Flat 5, 1 Plane Grove	Merthyr Tydfil	CF47 9SE		
Flat 6, 1 Plane Grove	Merthyr Tydfil	CF47 9SE		
2 Plane Grove	Merthyr Tydfil	CF47 9SE		
3 Plane Grove	Merthyr Tydfil	CF47 9SE		
4 Plane Grove	Merthyr Tydfil	CF47 9SE		
5 Plane Grove	Merthyr Tydfil	CF47 9SE		
6 Plane Grove	Merthyr Tydfil	CF47 9SE		
7 Plane Grove	Merthyr Tydfil	CF47 9SE		
8 Plane Grove	Merthyr Tydfil	CF47 9SE		
9 Plane Grove	Merthyr Tydfil	CF47 9SE		
10 Plane Grove	Merthyr Tydfil	CF47 9SE		
11 Plane Grove	Merthyr Tydfil	CF47 9SE		

12 Plane Grove	Merthyr Tydfil	CF47 9SE		
13 Plane Grove	Merthyr Tydfil	CF47 9SE		
14 Plane Grove	Merthyr Tydfil	CF47 9SE		
15 Plane Grove	Merthyr Tydfil	CF47 9SE		
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32 Plane Grove	Merthyr Tydfil	CF47 9SE		
34 Plane Grove	Merthyr Tydfil	CF47 9SE		
36 Plane Grove	Merthyr Tydfil	CF47 9SE		
38 Plane Grove	Merthyr Tydfil	CF47 9SE		
40 Plane Grove	Merthyr Tydfil	CF47 9SE		
42 Plane Grove	Merthyr Tydfil	CF47 9SE		
44 Plane Grove	Merthyr Tydfil	CF47 9SE		
46 Plane Grove	Merthyr Tydfil	CF47 9SE		
48 Plane Grove	Merthyr Tydfil	CF47 9SE		
50 Plane Grove	Merthyr Tydfil	CF47 9SE		

52 Plane Grove	Merthyr Tydfil	CF47 9SE		
Flat 1, 54 Plane Grove	Merthyr Tydfil	CF47 9SE		
Flat 2, 54 Plane Grove	Merthyr Tydfil	CF47 9SE		
Flat 3, 54 Plane Grove	Merthyr Tydfil	CF47 9SE		
Flat 4, 54 Plane Grove	Merthyr Tydfil	CF47 9SE		
Flat 5, 54 Plane Grove	Merthyr Tydfil	CF47 9SE		
Flat 6, 54 Plane Grove	Merthyr Tydfil	CF47 9SE		
56 Plane Grove	Merthyr Tydfil	CF47 9SE		
58 Plane Grove	Merthyr Tydfil	CF47 9SE		
60 Plane Grove	Merthyr Tydfil	CF47 9SE		
1 Magnolia Close	Merthyr Tydfil	CF47 9SG		
2 Magnolia Close	Merthyr Tydfil	CF47 9SG		
3 Magnolia Close	Merthyr Tydfil	CF47 9SG		
4 Magnolia Close	Merthyr Tydfil	CF47 9SG		
5 Magnolia Close	Merthyr Tydfil	CF47 9SG		
6 Magnolia Close	Merthyr Tydfil	CF47 9SG		
7 Magnolia Close	Merthyr Tydfil	CF47 9SG		
8 Magnolia Close	Merthyr Tydfil	CF47 9SG		
9 Magnolia Close	Merthyr Tydfil	CF47 9SG		
10 Magnolia Close	Merthyr Tydfil	CF47 9SG		
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23 Magnolia Close	Merthyr Tydfil	CF47 9SG		
25 Magnolia Close	Merthyr Tydfil	CF47 9SG		
27 Magnolia Close	Merthyr Tydfil	CF47 9SG		
1 Fir Tree Close	Merthyr Tydfil	CF47 9SH		
2 Fir Tree Close	Merthyr Tydfil	CF47 9SH		
3 Fir Tree Close	Merthyr Tydfil	CF47 9SH		
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9 Fir Tree Close	Merthyr Tydfil	CF47 9SH		
10 Fir Tree Close	Merthyr Tydfil	CF47 9SH		
11 Fir Tree Close	Merthyr Tydfil	CF47 9SH		
12 Fir Tree Close	Merthyr Tydfil	CF47 9SH		
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18 Fir Tree Close	Merthyr Tydfil	CF47 9SH		
19 Fir Tree Close	Merthyr Tydfil	CF47 9SH		
21 Fir Tree Close	Merthyr Tydfil	CF47 9SH		
23 Fir Tree Close	Merthyr Tydfil	CF47 9SH		
1 Cypress Close	Merthyr Tydfil	CF47 9BP		
2 Cypress Close	Merthyr Tydfil	CF47 9BP		
3 Cypress Close	Merthyr Tydfil	CF47 9BP		
4 Cypress Close	Merthyr Tydfil	CF47 9BP		
5 Cypress Close	Merthyr Tydfil	CF47 9BP		
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54 Cypress Close	Merthyr Tydfil	CF47 9BP		
56 Cypress Close	Merthyr Tydfil	CF47 9BP		

Date: 19th December 2023

Our Ref: BD/LG 23.162

Owner/Occupier

1 First Avenue

Merthyr Tydfil

CF47 9UD

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

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

Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works - Land to the North of Goitre Lane, Merthyr Tydfil

Asbri Planning Ltd. has been commissioned by Merthyr Tydfil County Borough Council in respect of the full planning application for construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works on Land to the North of Goitre Lane, Merthyr Tydfil. As the scheme constitutes a major development, a pre-application consultation period is required in order to provide those who may be interested in the proposals with an opportunity to view the draft application package and express their views.

Purpose of this notice:

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

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Merthyr Central Library, High Street, Merthyr Tydfil, CF47 8AF. Opening hours Monday – Saturday 9:00am – 6:00pm and closed Sunday. Dowlais Library, Church Street, Dowlais, CF48 3HS. Opening Hours Monday, Wednesday and Friday 10:00am – 6:00pm (closed 1:00pm – 2:00pm for lunch) and Tuesday, Thursday, Saturday and Sunday closed.

A hard copy of the plans is available in the Merthyr Tydfil County Borough Council Offices, Civic Centre, Castle Street, Merthyr Tydfil, CF47 8AN.

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 18th January 2024.

Yours sincerely,



Liam Griffiths
Senior Planner

Dyddiad: 19eg Rhagfyr 2023
Ein cyf: BD/LG 23.162

Owner/Occupier
1 First Avenue
Merthyr Tydfil
CF47 9UD

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

Tel: 02920 732 652

www.a



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

Datblygiad o Ysgol Gynradd newydd yn cynnwys mynediad newydd, gwaith tirlunio, caeau chwarae, maes parcio, gwaith allanol, is-adeiledd draenio, offer peirianegol a'r gwaith cysylltiedig - Tir i'r Gogledd o Goitre Lane, Merthyr Tudful

Mae Asbri Planning Ltd yn hysbysu bod Cyngor Bwrdeistref Sirol Merthyr Tudful yn bwriadu cyflwyno cais am ganiatâd cynllunio ar gyfer datblygiad o Ysgol Gynradd newydd yn cynnwys mynediad newydd, gwaith tirlunio, caeau chwarae, maes parcio, gwaith allanol, is-adeiledd draenio, offer peirianegol a'r gwaith cysylltiedig ar dir i'r Gogledd o Goitre Lane, Merthyr Tudful.

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 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 modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai sydd heb fynediad i'r rhyngwrdd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Canolog Merthyr, High Street, Merthyr Tudful, CF47 8AF.

Amseroedd agor; dydd Llun – Sadwrn 9:00am – 6:00pm ac ar gau Dydd Sul. Llyfrgell Dowlais, Church Street, Dowlais, CF48 3HS.

Amseroedd agor; dydd Llun, Mercher a Gwener 10:00am – 6:00pm (Ar gau 1:00pm – 2:00pm am ginio) ar gau dydd Mawrth, Iau, Sadwrn ac dydd Sul.

Mae copi o'r cynlluniau ar gael yn swyddfeydd Cyngor Bwrdeistref Sirol Merthyr Tudful, Canolfan Ddinesig, Stryd y Castell, Merthyr Tudful, CF47 8AN.

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, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 18eg Ionawr 2024.

Yn gywir,

Liam Griffiths
Uwch Gynllunydd

Appendix C

Screenshot of the Asbri Planning Website

LAND TO THE NORTH OF GOITRE LANE, MERTHYR TYDFIL

Home » Consultations » Statutory Pre-Application Consultation » Land to the North of Goitre Lane, Merthyr Tydfil

LAND TO THE NORTH OF GOITRE LANE, MERTHYR TYDFIL



Asbri Planning Ltd, has been commissioned by Merthyr Tydfil County Borough Council to undertake pre-application consultation in respect of the full planning application for construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works on Land to the North of Goitre Lane, Merthyr Tydfil.

We give notice that Merthyr Tydfil County Borough Council is intending to apply to Merthyr Tydfil County Borough Council for the following development:

Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works

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. If you are unable to access the documents electronically please contact Asbri by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

A hard copy of the plans is available in the Merthyr Tydfil County Borough Council Offices, Civic Centre, Castle Street, Merthyr Tydfil, CF47 8AN.

Anyone who wishes to make representations about this proposed development must do so by the 18th January 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 cael ei gomisiynu gan Cyngor Bwrdeistref Sirol Merthyr Tudful i drefnu ymgynghoriad cyn gwneud cais cynllunio ar gyfer datblygiad o Ysgol Gynradd newydd yn cynnwys mynediad newydd, gwaith tirlunio, caeau chwarae, maes parcio, gwaith allanol, is-adeiledd draenio, offer peirianegol a'r gwaith cysylltiedig ar dir i'r Gogledd o Goitre Lane, Merthyr Tudful.

Rydym yn hysbysu bod Cyngor Bwrdeistref Sirol Merthyr Tudful yn bwriadu cyflwyno cais cynllunio ar gyfer y datblygiad canlynol:

Datblygiad o Ysgol Gynradd newydd yn cynnwys mynediad newydd, gwaith tirlunio, caeau chwarae, maes parcio, gwaith allanol, is-adeiledd draenio, offer peirianegol a'r gwaith cysylltiedig

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. Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopi o'r wybodaeth hon drwy anfon ebost at mail@asbriplanning.co.uk neu drwy ffonio 02920 732652.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig wneud erbyn 18eg Ionawr 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, Cardiff Gate Business Park, Caerdydd, CF23 8RS.

Plans

Architects

[Site Location Plan](#)

[Proposed 3D Views 1 of 2](#)

[Proposed 3D View 2 of 2](#)

[Proposed Ground Floor Plan](#)

Appendix D

Copy of All Notices Issued to Community Consultees (Schedule 1B)

Date: 19th December 2023

Our Ref: BD/LG 23.162

Cllr. Jeremy Davies
jeremy.davies@merthyr.gov.uk

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

Dear Cllr. Jeremy Davies

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

Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works

Land to the North of Goitre Lane, Merthyr Tydfil

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Merthyr Tydfil County Borough Council is intending to apply for full planning permission for Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works on Land to the North of Goitre Lane, Merthyr Tydfil.

You may inspect copies of:

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



Online by scanning the QR Code or by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Merthyr Central Library, High Street, Merthyr Tydfil, CF47 8AF. Opening hours Monday – Saturday 9:00am – 6:00pm and closed Sunday. Dowlais Library, Church Street, Dowlais, CF48 3HS. Opening Hours Monday, Wednesday and Friday 10:00am – 6:00pm (closed 1:00pm – 2:00pm for lunch) and Tuesday, Thursday, Saturday and Sunday closed.

A hard copy of the plans is available in the Merthyr Tydfil County Borough Council Offices, Civic Centre, Castle Street, Merthyr Tydfil, CF47 8AN.

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 18th January 2024.

Yours faithfully,


Liam Griffiths
Senior Planner

Dyddiad: 19eg Rhagfyr 2023
Ein cyf: BD/LG 23.162

Cllr. Jeremy Davies
jeremy.davies@merthyr.gov.uk

Annwyl Cllr. Jeremy Davies

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

Datblygiad o Ysgol Gynradd newydd yn cynnwys mynediad newydd, gwaith tirlunio, caeau chwarae, maes parcio, gwaith allanol, is-adeiledd draenio, offer peirianegol a'r gwaith cysylltiedig

Tir i'r Gogledd o Goitre Lane, Merthyr Tudful

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 yn hysbysu bod Cyngor Bwrdeistref Sirol Merthyr Tudful yn bwriadu cyflwyno cais am ganiatâd cynllunio ar gyfer datblygiad o Ysgol Gynradd newydd yn cynnwys mynediad newydd, gwaith tirlunio, caeau chwarae, maes parcio, gwaith allanol, is-adeiledd draenio, offer peirianegol a'r gwaith cysylltiedig ar dir i'r Gogledd o Goitre Lane, Merthyr Tudful.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai sydd heb fynediad i'r rhyngwrdd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Canolog Merthyr, High Street, Merthyr Tudful, CF47 8AF. Amseroedd agor; dydd Llun – Sadwrn 9:00am – 6:00pm ac ar gau Dydd Sul. Llyfrgell Dowlais, Church Street, Dowlais, CF48 3HS. Amseroedd agor; dydd Llun, Mercher a Gwener 10:00am – 6:00pm (Ar gau 1:00pm – 2:00pm am ginio) ar gau dydd Mawrth, Iau, Sadwrn ac dydd Sul.

Mae copi o'r cynlluniau ar gael yn swyddfeydd Cyngor Bwrdeistref Sirol Merthyr Tudful, Canolfan Ddinesig, Stryd y Castell, Merthyr Tudful, CF47 8AN.

Dylai unrhyw un 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, CF23 8RS erbyn 18eg Ionawr 2024.

Yn gywir,



Liam Griffiths

Uwch Gynllunydd

Date: 19th December 2023

Our Ref: BD/LG 23.162

Cllr. Lee Davies
lee.davies@merthyr.gov.uk

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

Dear Cllr. Lee Davies

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

Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works

Land to the North of Goitre Lane, Merthyr Tydfil

Purpose of this notice:

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

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



Online by scanning the QR Code or by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Merthyr Central Library, High Street, Merthyr Tydfil, CF47 8AF. Opening hours Monday – Saturday 9:00am – 6:00pm and closed Sunday. Dowlais Library, Church Street, Dowlais, CF48 3HS. Opening Hours Monday, Wednesday and Friday 10:00am – 6:00pm (closed 1:00pm – 2:00pm for lunch) and Tuesday, Thursday, Saturday and Sunday closed.

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Yours faithfully,


Liam Griffiths
Senior Planner

Dyddiad: 19eg Rhagfyr 2023
Ein cyf: BD/LG 23.162

Cllr. Lee Davies
lee.davies@merthyr.gov.uk

Annwyl Cllr. Lee Davies

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

Datblygiad o Ysgol Gynradd newydd yn cynnwys mynediad newydd, gwaith tirlunio, caeau chwarae, maes parcio, gwaith allanol, is-adeiledd draenio, offer peirianegol a'r gwaith cysylltiedig

Tir i'r Gogledd o Goitre Lane, Merthyr Tudful

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 yn hysbysu bod Cyngor Bwrdeistref Sirol Merthyr Tudful yn bwriadu cyflwyno cais am ganiatâd cynllunio ar gyfer datblygiad o Ysgol Gynradd newydd yn cynnwys mynediad newydd, gwaith tirlunio, caeau chwarae, maes parcio, gwaith allanol, is-adeiledd draenio, offer peirianegol a'r gwaith cysylltiedig ar dir i'r Gogledd o Goitre Lane, Merthyr Tudful.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai sydd heb fynediad i'r rhyngwrdd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Canolog Merthyr, High Street, Merthyr Tudful, CF47 8AF. Amseroedd agor; dydd Llun – Sadwrn 9:00am – 6:00pm ac ar gau Dydd Sul. Llyfrgell Dowlais, Church Street, Dowlais, CF48 3HS. Amseroedd agor; dydd Llun, Mercher a Gwener 10:00am – 6:00pm (Ar gau 1:00pm – 2:00pm am ginio) ar gau dydd Mawrth, Iau, Sadwrn ac dydd Sul.

Mae copi o'r cynlluniau ar gael yn swyddfeydd Cyngor Bwrdeistref Sirol Merthyr Tudful, Canolfan Ddinesig, Stryd y Castell, Merthyr Tudful, CF47 8AN.

Dylai unrhyw un 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, CF23 8RS erbyn 18eg Ionawr 2024.

Yn gywir,



Liam Griffiths
Uwch Gynllunydd

Date: 19th December 2023

Our Ref: BD/LG 23.162

Cllr. Bill Smith
bill.smith@merthyr.gov.uk

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

Dear Cllr. Bill Smith

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

Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works

Land to the North of Goitre Lane, Merthyr Tydfil

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Merthyr Tydfil County Borough Council is intending to apply for full planning permission for Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works on Land to the North of Goitre Lane, Merthyr Tydfil.

You may inspect copies of:

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



Online by scanning the QR Code or by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Merthyr Central Library, High Street, Merthyr Tydfil, CF47 8AF. Opening hours Monday – Saturday 9:00am – 6:00pm and closed Sunday. Dowlais Library, Church Street, Dowlais, CF48 3HS. Opening Hours Monday, Wednesday and Friday 10:00am – 6:00pm (closed 1:00pm – 2:00pm for lunch) and Tuesday, Thursday, Saturday and Sunday closed.

A hard copy of the plans is available in the Merthyr Tydfil County Borough Council Offices, Civic Centre, Castle Street, Merthyr Tydfil, CF47 8AN.

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 18th January 2024.

Yours faithfully,



Liam Griffiths
Senior Planner

Dyddiad: 19eg Rhagfyr 2023
Ein cyf: BD/LG 23.162

Cllr. Bill Smith
bill.smith@merthyr.gov.uk

Annwyl Cllr. Bill Smith

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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Yn gywir,



Liam Griffiths
Uwch Gynllunydd

Date: 19th December 2023

Our Ref: BD/LG 23.162

Cllr. Kevin Gibbs
kevin.gibbs@merthyr.gov.uk

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

Dear Cllr. Kevin Gibbs

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

Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works

Land to the North of Goitre Lane, Merthyr Tydfil

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Yours faithfully,


Liam Griffiths
Senior Planner

Dyddiad: 19eg Rhagfyr 2023
Ein cyf: BD/LG 23.162

Cllr. Kevin Gibbs
kevin.gibbs@merthyr.gov.uk

Annwyl Cllr. Kevin Gibbs

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

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Tir i'r Gogledd o Goitre Lane, Merthyr Tudful

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Yn gywir,

[Redacted Signature]

Liam Griffiths
Uwch Gynllunydd

Date: 19th December 2023

Our Ref: BD/LG 23.162

Cllr. David Isaac
david.isaac@merthyr.gov.uk

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

Dear Cllr. David Isaac

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

Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works

Land to the North of Goitre Lane, Merthyr Tydfil

Purpose of this notice:

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- other supporting documents



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Yours faithfully,


Liam Griffiths
Senior Planner

Dyddiad: 19eg Rhagfyr 2023
Ein cyf: BD/LG 23.162

Cllr. David Isaac
david.isaac@merthyr.gov.uk

Annwyl Cllr. David Isaac

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

Datblygiad o Ysgol Gynradd newydd yn cynnwys mynediad newydd, gwaith tirlunio, caeau chwarae, maes parcio, gwaith allanol, is-adeiledd draenio, offer peirianegol a'r gwaith cysylltiedig

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Yn gywir,


Liam Griffiths
Uwch Gynllunydd

Date: 19th December 2023

Our Ref: BD/LG 23.162

Cllr. Jamie Scriven
Jamie.scriven@merthyr.gov.uk

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

Dear Cllr. Jamie Scriven

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

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Dyddiad: 19eg Rhagfyr 2023
Ein cyf: BD/LG 23.162

Cllr. Jamie Scriven
Jamie.scriven@merthyr.gov.uk

Annwyl Cllr. Jamie Scriven

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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- y cynlluniau; a
- dogfennau ategol eraill

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai sydd heb fynediad i'r rhyngwrdd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Canolog Merthyr, High Street, Merthyr Tudful, CF47 8AF. Amseroedd agor; dydd Llun – Sadwrn 9:00am – 6:00pm ac ar gau Dydd Sul. Llyfrgell Dowlais, Church Street, Dowlais, CF48 3HS. Amseroedd agor; dydd Llun, Mercher a Gwener 10:00am – 6:00pm (Ar gau 1:00pm – 2:00pm am ginio) ar gau dydd Mawrth, Iau, Sadwrn ac dydd Sul.

Mae copi o'r cynlluniau ar gael yn swyddfeydd Cyngor Bwrdeistref Sirol Merthyr Tudful, Canolfan Ddinesig, Stryd y Castell, Merthyr Tudful, CF47 8AN.

Dylai unrhyw un 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, CF23 8RS erbyn 18eg Ionawr 2024.

Yn gywir,


Liam Griffiths
Uwch Gynllunydd

Appendix E

Copy of All Notices issued to Specialist Consultees
(Schedule 1C)

Date: 19th December 2023

Our Ref: BD/LG 23.162

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

Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works

Land to the North of Goitre Lane, Merthyr Tydfil

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Yours Sincerely,


Liam Griffiths
Senior Planner

Dyddiad: 19eg Rhagfyr 2023

Ein cyf: BD/LG 23.162

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
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.

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Datblygiad o Ysgol Gynradd newydd yn cynnwys mynediad newydd, gwaith tirlunio, caeau chwarae, maes parcio, gwaith allanol, is-adeiledd draenio, offer peirianegol a'r gwaith cysylltedig

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Yn gywir,


Liam Griffiths
Uwch Gynllunydd

Date: 19th December 2023

Our Ref: BD/LG 23.162

Local Highway Authority
Carwyn.Morris@merthyr.gov.uk

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Date: 19th December 2023

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Martyn.Tanner@merthyr.gov.uk

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Yn gywir,


Liam Griffiths
Uwch Gynllunydd

Date: 19th December 2023

Our Ref: BD/LG 23.162

The Coal Authority
planningconsultation@coal.gov.uk

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

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Liam Griffiths
Senior Planner

Dyddiad: 19eg Rhagfyr 2023

Ein cyf: BD/LG 23.162

The Coal Authority
planningconsultation@coal.gov.uk

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Cardiff Gate Business Park
Caerdydd
CF23 8RS

Ffon: 02920 732 652
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Liam Griffiths
Uwch Gynllunydd

Date: 19th December 2023

Our Ref: BD/LG 23.162

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

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Cardiff Gate Business Park
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Liam Griffiths
Uwch Gynllunydd

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Cadw
cadwplanning@gov.wales

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Mulberry Drive
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Date: 19th December 2023

Our Ref: BD/LG 23.162

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

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

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

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works

Land to the North of Goitre Lane, Merthyr Tydfil

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Merthyr Tydfil County Borough Council is intending to apply for planning permission in respect of the full planning application for construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works on Land to the North of Goitre Lane, Merthyr Tydfil

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 18th January 2024.

Yours Sincerely,



Liam Griffiths
Senior Planner

Dyddiad: 19eg Rhagfyr 2023
Ein cyf: BD/LG 23.162

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NationalPlanning.function@canalrivertrust.org.uk

Uned 9 Oak Tree Court
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Cardiff Gate Business Park
Caerdydd
CF23 8RS

Ffon: 02920 732 652
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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

Datblygiad o Ysgol Gynradd newydd yn cynnwys mynediad newydd, gwaith tirlunio, caeau chwarae, maes parcio, gwaith allanol, is-adeiledd draenio, offer peirianegol a'r gwaith cysylltedig

Tir i'r Gogledd o Goitre Lane, Merthyr Tudful

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Yn gywir,


Liam Griffiths
Uwch Gynllunydd

Date: 19th December 2023

Our Ref: BD/LG 23.162

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

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Yn gywir,


Liam Griffiths
Uwch Gynllunydd

Date: 19th December 2023

Our Ref: BD/LG 23.162

Fire and rescue

Firesafety@southwales-fire.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
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Senior Planner

Dyddiad: 19eg Rhagfyr 2023

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Bwriad yr hysbysiad:

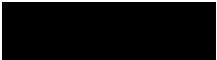
Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Yn gywir,


Liam Griffiths
Uwch Gynllunydd

Date: 19th December 2023

Our Ref: BD/LG 23.162

Agricultural Land
lqas@gov.wales

Unit 9 Oak Tree Court
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Senior Planner

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Liam Griffiths
Uwch Gynllunydd

Date: 19th December 2023

Our Ref: BD/LG 23.162

The Sport Council for Wales
planning@sport.wales

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CF23 8RS

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Senior Planner

Dyddiad: 19eg Rhagfyr 2023
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The Sport Council for Wales
planning@sport.wales

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Yn gywir,


Liam Griffiths
Uwch Gynllunydd

Appendix F

Responses Received from Specialist Consultees

Asbri Planning Ltd

Eich cyfeirnod
Your reference

BD/LG23.162

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

5 January 2024

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Construction of a new Primary School including access, landscaping, play/sports pitches, parking, external works, swale, plant and associated works, Land to the North of Goitre Lane, Merthyr Tydfil

Thank you for your letter of 19 December inviting our comments on the information submitted for the above planning application.

Advice

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 planning are set out in Annex A.

Assessment

Scheduled Monuments

BR118 Cae Burdydd Castle
BR145 Nant Crew Inscribed Stone (now in Cefn Coed Church)
GM028 Morlais Castle
GM331 Ynys Fach Iron Furnaces
GM424 Pont y Cafnau Tramroad Bridge
GM425 Remains of Blast Furnaces, Cyfarthfa Ironworks
GM467 Cyfarthfa Canal Level
GM478 Gurnos Quarry Tramroad & Leat
GM479 Tai Mawr Leat for Cyfarthfa Iron Works
GM486 Iron Canal Bridge from Rhydycar
GM495 Cyfarthfa Tramroad Section at Heolgerrig
GM518 Enclosure East of Nant Cwm Moel
GM563 Morlais Hill ring cairn
GM594 Merthyr Tramroad: Morlais Castle section
GM599 Cefn Cil-sanws, cairn on SW side of



GM600 Cefn Cil-sanws defended enclosure
GM611 Cwm Glo pit and ironstone tip

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 new primary school and all associated works at Land North of Goitre Lane, Merthyr Tydfil.

The above designated historic assets are located inside 3km of the proposed development.

The pre-application is accompanied by an Archaeological and Heritage Desk-Based Assessment produced by the Environmental Dimension Partnership Ltd which has determined that an appropriate study area in which to consider the potential effects of the development on the settings of designated historic assets is 1km from the application area. Within this scope are located two of the above designated historic assets; scheduled monument GM594 Merthyr Tramroad: Morlais Castle section and registered park and garden PGW(Gm)1(MER) Cyfarthfa Castle. The report concludes that these assets would not be inter-visible with the proposed development and as such neither would have their settings or significance affected by it. We concur with the reports approach and conclusions. The proposed development will have no impact on the settings of any of the above designated historic assets.

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.

Archived: 22 January 2024 14:03:37

From: [Mail Asbriplanning](#)

Sent: 17 January 2024 09:20:15

To: [Liam Griffiths](#); [Llinos Hallett](#)

Subject: FW: [External] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land to the North of Goitre Lane, Merthyr Tydfil

Response requested: No

Sensitivity: Normal

Attachments:

[Coal Authority.pdf](#) 

From: The Coal Authority-Planning <TheCoalAuthority-Planning@coal.gov.uk>

Sent: 17 January 2024 08:15

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

Subject: RE: [External] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land to the North of Goitre Lane, Merthyr Tydfil

Dear Liam,

Thank you for your notification of 19 December 2023 seeking the views of the Coal Authority on the above.

I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority.

On this basis, the Planning team at the Coal Authority have no comments to make.

Please do not hesitate to contact us if you would like to discuss this matter further.

Yours sincerely

The Coal Authority Planning Team

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

Sent: 19 December 2023 16:49

To: The Coal Authority-Planning <planningconsultation@coal.gov.uk>

Subject: [External] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land to the North of Goitre Lane, Merthyr Tydfil

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Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

Kelly Davies
Asbri Planning Ltd | T: [REDACTED]



Cardiff | Swansea



Think before you print

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From: Arwel.Williams@gov.wales <Arwel.Williams@gov.wales> On Behalf Of LQAS@gov.wales
Sent: 21 December 2023 11:04
To: Kelly Davies <Kelly.Davies@asbriplanning.co.uk>; Mail Asbriplanning <mail@asbriplanning.co.uk>
Cc: LQAS@gov.wales
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land to the North of Goitre Lane, Merthyr Tydfil

Dear Liam Griffiths,

Re: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D - Land to the North of Goitre Lane, Merthyr Tydfil.

Thank you for the formal request for a pre-application consultation response under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, concerning agricultural land quality and the application of Best and Most Versatile (BMV) agricultural land policy (PPW paragraph 3.58 and 3.59). This advice relates to technical information only, not the merits or otherwise of the proposal on which it is for the determining authority to take a view (TAN6; Annex B6).

1. Agricultural Land Classification (ALC) - Information.

The Department does not hold any information on detailed ALC field surveys for the site. According to the [Predictive ALC Map for Wales](#), the site is considered at best **Grade 4**.

2. Agricultural Land Classification (ALC) – Advice.

The Department does not consider BMV land to be present at this site, therefore an ALC survey is not recommended as per [published guidance](#).

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

Regards

Arwel Williams

Arwel Wyn Williams
Cynghorydd Polisi Pridd a Defnydd Tir Amaethyddol / Agricultural Land Use & Soil Policy Advisor
Is-adran Tirweddau, Natur a Choedwigaeth / Landscapes, Nature and Forestry Division

RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land to the North of Goitre Lane, Merthyr Tydfil

 National Planning Function <NationalPlanning.Function@canalrivertrust.org.uk>
To: Mail Asbriplanning

 You forwarded this message on 20/12/2023 15:53.

 Reply  Reply All  Forward 

Wed 20/12/2023 15:30

Dear Sir/Madam

Thank you for your pre-application consultation in respect of land to the north of Goitre Lane, Merthyr Tydfil. 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: South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk>

Sent: 28 December 2023 11:16

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

Subject: BD/LG 23.162 - Land to the North of Goitre Lane (Stat pre app) - NRW Response NRW:02380901

Dear Kelly Davies,

I refer to your email dated 19th December 2023 and statutory pre-application consultation for the above.

Under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the Order), we should be consulted where the proposed development falls within one of the categories set out in Schedule 4 of the Order where the Natural Resources Body for Wales is an identified specialist consultee. Any pre-application consultation submitted to us under the Order should be supported by the requisite notice and documents described in the Order. Here is a link to the development management procedure amendment where the schedule notice is included, along with the table of who should be consulted: <http://www.assembly.wales/laid%20documents/sub-ld10539/sub-ld10539-e.pdf>

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

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

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

Kind regards,

Ryan Rees

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

Tim Cynllunio Datblygu / Development Planning Team

0300 065 3384

Fe, fo / He, him



INTERNAL MEMORANDUM

Your Ref.: BD/LG 23.162

Our Ref.:

To: Asbri Planning

FAO: Liam Griffiths

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 18/01/2024

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

PROPOSED DEVELOPMENT

Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works on Land to the North of Goitre Lane, Merthyr Tydfil

PLANNING HISTORY

HIGHWAY ASSESSMENT

The proposal consists of the construction of a new primary school on land to the north of Goitre Lane, Gurnos. A new mini-roundabout junction will provide vehicular access to the proposal with pedestrian access from the existing highway. A new Toucan Crossing is also proposed on Goitre Lane.

Access

Vehicular access to the proposed school will be via the creation of a mini roundabout on Goitre Lane. Pedestrian access is via a separate dedicated access directly off Goitre Lane. A new Toucan crossing is also proposed in the vicinity of the proposed pedestrian access to the school. The proposed access arrangements have been derived following numerous meeting between the Council's project management team for the project, the design and build contractor and the Highway department. As such, the proposed access arrangement is acceptable in principle subject to detailed design and technical approval of works within the existing highway limits.

Transport Assessment

Detailed transport Assessment has been submitted which assess the existing traffic profiles in the vicinity of the development and the developments impacts on the existing highway network. A comprehensive review of the Transport Assessment will be undertaken during consultation of the forthcoming planning application. Given prior involvement in the proposals by the highway authority there is no fundamental cause for concern regarding the developments impacts on the existing highway network.

Circulation

The proposal includes an internal drop-off/pick-up area with a one-way arrangement that also provides access to the proposed car park. A comprehensive swept path analysis of has been undertaken which shows that vehicle types expected at the site are able to enter and exist in a forward. Segregated pedestrian access is provided via an access directly off Goitre Lane. There is also a segregated pedestrian facilities provided between the proposed drop-off/pick up area and the school building. To conclude, the proposal give no undue cause for concern with regard to internal circulation.

Parking

In accordance with Wales Parking Standards 2008, Nursey/Infants/Primary School have an operational off-street parking requirement of 1 commercial vehicle space and a non-operational off-street parking requirement of 1 space per each member of teaching staff & 3 visitor spaces. The submitted Transport Assessment advises that there will be 53 teaching staff at the proposed school. As such, the proposal has a off-street parking requirement of 1 commercial vehicle space and 56 spaces.

The submitted site plan indicates a total of 80 spaces within the proposed car park, including 8 electric vehicle and 5 accessible spaces. Furthermore, there are 25 drop-off/pick-up spaces within the site, a dedicated space for a service vehicle and 4 motorcycle spaces. The proposal gives no cause for concern regarding off-street parking provision.

NOTES

1. Technical approval of the proposed S278 works on the existing highway will be required from the Highway Authority.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways

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

Date: 04/01/2024
Our Ref: PPA0008496

Dear Davies

Grid Ref: 305007 208265

Site Address: Land to the North of Goitre Lane, Merthyr Tydfil

Development: Construction of a new Primary School including access, landscaping, play / sports pitches, parking, external works, swale, plant and associated works

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

SEWERAGE

Appraisal

Firstly, we note that the proposal relates to a new Primary School and acknowledge that the site forms part of adopted LDP housing allocation SW3 (13), Pen y Dre Fields, Gurnos, 40 units. 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 new roundabout at the junction of Fir Tree Close is crossed by a 150mm combined sewer 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 will be permitted within 3 metres either side of the centreline of the public sewer.

Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice and Guidance note.

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.



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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.

It is therefore recommended that the developer consult with the Local Authority, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice and Guidance note. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

We note that the Proposed Foul Water Drainage Overview drawing (ref no. 26CB01 CAM 52 XX D C 0509 revision P02) suggests connecting to the 150mm combined in Goetre Lane which having considered the impact of foul flows generated by the proposed development is not feasible due to incapacity. However, the connection shall be made to either the 525mm combined water sewer at or downstream of manhole S004087205 located to the southwest of the site or to the 225mm combined sewer at or downstream of manhole S005080116 to the southeast of the site, as indicated on the extract of public sewer record provided. Should a planning application be submitted for this development we will seek to control this point of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account.

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

If the approved use intends to include food preparation, then an adequate grease trap to be fitted, in accordance with environmental health regulations, and maintained thereafter so as to prevent grease entering the public sewerage system.

SEWAGE TREATMENT

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



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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

WATER SUPPLY

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

The water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed in advance of making the connection. As part of the formal planning consultation process, we will seek to ensure that the assessment (and any associated reinforcement works) is completed in advance of the determination of the application or controlled by way of planning condition.

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

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

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

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,



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We welcome correspondence in
Welsh and English

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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.



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.



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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

PPA0008496



LEGEND(Representative of most common features)

	Foul chamber		Outfall
	Surface water chamber		Lamp hole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement
	W: Sewer symbol/color indicates the type:		Private Sewer Transfer
	RED - Combined		Lateral Drain
	GREEN - Surface water		Inspection Chamber
	BROWN - Road		
	Purple - Former S24 sewers (for indicative purposes only)		

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 Cympany (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 agrees to indemnify the Company against any claims or damages arising from the use of this information. The user of this information agrees to indemnify the Company against any claims or damages arising from the use of this information. The user of this information agrees to indemnify the Company against any claims or damages arising from the use of this information.

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

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Map Ref: 304999,208259
Map scale: 1:3200
Printed by: Carys Barwell
Printed on: 04 Jan 2024

PPA0008496



LEGEND

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

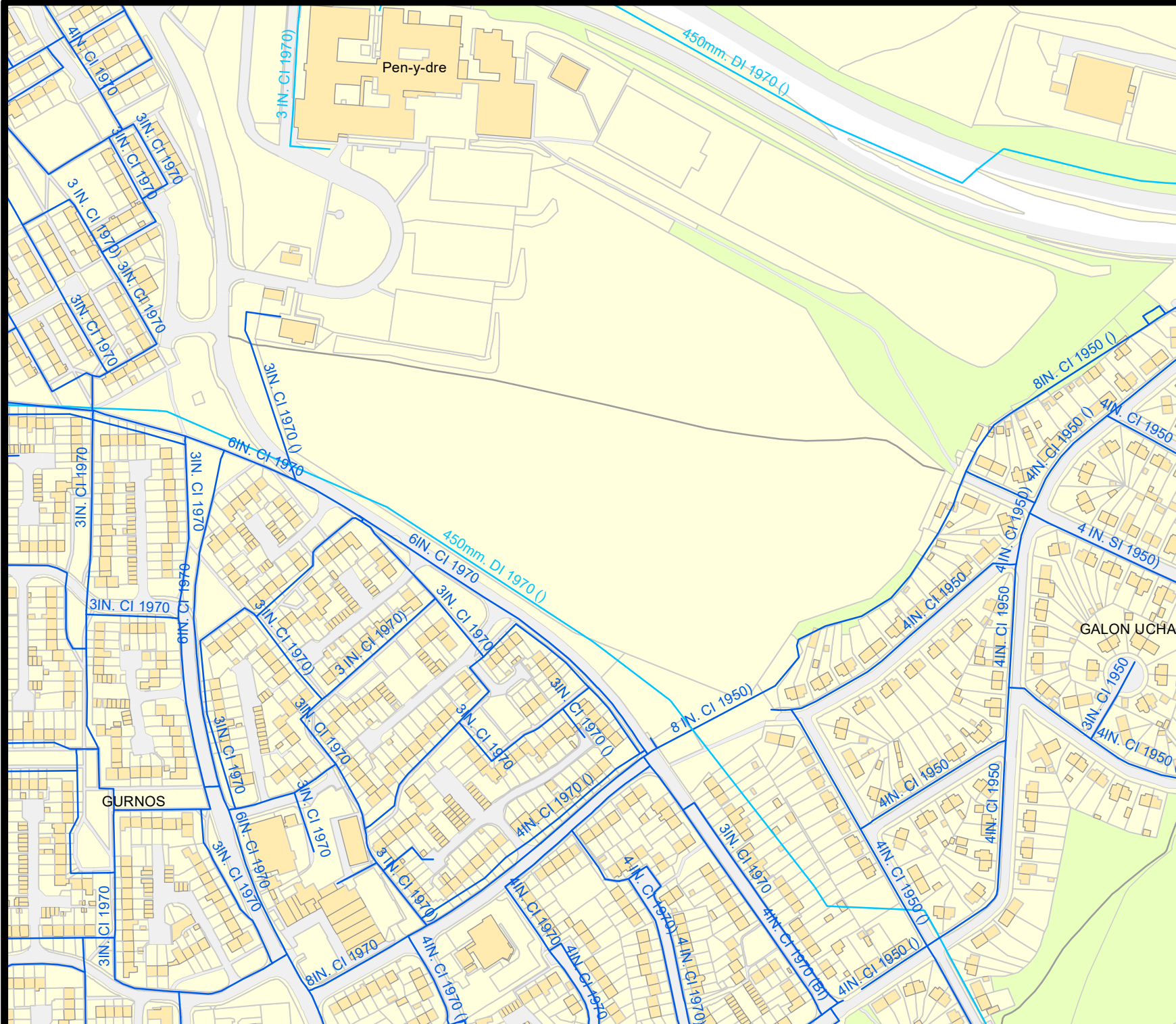
Dŵr Cymru Cŵr Cymru (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information is advised to verify the accuracy of any excavations made within its own. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 185 and 186 of the Water Industry Act 1981 which allows 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 apparatus and any associated apparatus and before 1 September 1989, or if they do, the particular location of the apparatus underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's 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.**

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MA

Mail Asbriplanning
To Llinos Hallett; Liam Griffiths

PDF

Trunk Road Agency.pdf .pdf File

↩ Reply

↩ Reply All

➡ Forward

⋮

Thu 11/01/2024 13:05

From: Richard.Evan[REDACTED] <Richard[REDACTED]>

Sent: 11 January 2024 12:23

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

Cc: A465enquiries@futurevalleysconstruction.com

Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land to the North of Goitre Lane, Merthyr Tydfil

Annwyl Asbri Planning,

Thank you for the opportunity to provide pre-planning feedback with relation to the trunk road network. Our comments are:

- Consultation with the A465 construction project team must be included as part of the pre-planning consultation. phone 0776 245 1850 or email: A465enquiries@futurevalleysconstruction.com
- It is not clear what the proposals are for the existing school site which can generate traffic. If this application is to be a stand alone application for a new school, Transport Assessment must review all trips as new (not diverted), this is due to the existing school having planning rights and could be opened as a private school (for example) without the need for traffic review if they can demonstrate there is no material change in traffic in line with the extant permitted development rights the development has. This could cause rise to significant traffic generation if not reviewed or controlled through this planning process.
- Welsh Government Highway Development Control's remit does not include review of noise assessments which should be taken into account by local planning authorities. Welsh Government therefore would highlight the following to the developer:
 - The development site is within an area highlighted in the strategic noise maps of Wales, for details see web page: <http://extrium.co.uk/walesnoiseviewer.html>. Due to the proximity of the development site to Welsh Government maintained road network, the applicant should carry out relevant noise assessment and detail appropriate mitigation measures within the design to suppress existing traffic noise levels. It is also advisable to ensure mitigation measures are sufficient to provide protection in future years. All mitigation measures must be designed into buildings and/or be within land owned or in the applicants control. Proposals for any mitigation on public highway is prohibited. Public highway vegetation and trees should be excluded from any assessments as these are not within the applicant's control and could be altered at any time. The exact requirements should be agreed in writing with the LPA prior to execution, with any proposed mitigation being to the written approval of the LPA.

Welsh Government DC would be happy to assist with scoping of further assessments prior to them being executed to assists.

Diolch,

Richard Evans-Snarr *BEng (Hons) GMICE*
Peiriannydd Prosiect / Project Engineer

Llywodraeth Cymru / Welsh Government
Is-adran y Rhwydwaith Ffyrdd Strategol / Strategic Road Network Division
Sam Mynach, Cyffordd Llandudno, Conwy, LL31 9RZ
03000 250 155 | richard.evans@llyw.cymru | www.llyw.cymru

Appendix G

Responses Received from Other Consultees

Archived: 31 January 2024 15:52:38

From: [Rob Dunning](#)

Sent: 23 January 2024 10:31:46

To: [Liam Griffiths](#)

Subject: RE: Land to the North of Goitre Lane, Merthyr Tydfil

Sensitivity: Normal

Dear Liam,

Many thanks for the pre-planning enquiry. As per previous consultations, the proposal is in an area of archaeological potential. It is located within the Merthyr Tydfil Registered Historic Landscape, specifically the Gurnos and Galon-Uchaf Character Area (HLCA050), and contains important water management features including Goitre Pond which supplied the Penyardarren Ironworks as part of the free-drainage system.

As per our previous recommendation, an archaeological desk-based assessment has been carried out which has identified that the remains of Goitre Pond has been severely affected by modern groundworks from 1963 onwards. Such works included infilling and landscaping. The geotechnical investigations have indicated there is a depth of modern made-ground of up to 4.5m. As such there is unlikely to be a significant effect on any archaeological remains.

Therefore, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any further pre-determination works, or that any archaeological conditions are attached to any consent.

With regards to future enquiries, it would be useful if you sent them directly to planning@ggat.org.uk.

Should you require anything further, please get in touch.

Regards,

Rob

Rob Dunning BSc MCIfA
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd
SA12 Business Centre
Seaway Parade
Baglan Energy Park
Port Talbot
SA12 7BR

e-mail rob@ggat.org.uk
<https://ggat.org.uk/cms/>

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From: Liam Griffiths <LiamG@as>

Sent: 22 January 2024 14:11

To: Rob Dunning <Rob@ggat.org.uk>

Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land to the North of Goitre Lane, Merthyr Tydfil

Hi Rob,

Hope you're well.

The below / attached email was issued to enquiries@ggat.org.uk is this the correct email for us to issue consultations too?

We've not had a response to the attached and wanted to double check.

Link here FYI:

<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/land-to-the-south-of-pen-y-dre-high-school-merthyr-tydfil-cf47-9by/>

Thanks,

Liam Griffiths – Senior Planner

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

From: Mail Asbriplanning

Sent: 19 December 2023 16:49

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land to the North of Goitre Lane, Merthyr Tydfil

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

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

Sent: 20 December 2023 09:03

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

Subject: RE: [EXT] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land to the North of Goitre Lane, Merthyr Tydfil

Thank you for your email.

This application falls outside of Cadent's distribution network.

Please contact National Grid and/or your local Gas distributor for comments on this application.

National Grid

Please submit your application via [LSBUD](#) or contact assetprotection@nationalgrid.com

Gas Distribution Networks

SGN

Wales and West Utilities (WWU)

Northern Gas Networks (NGN)

Kind Regards,

Plant Protection

Customer Performance

Cadent

Block 1, Floor 1, Brick Kiln Street, Hinckley LE10 0NA

T 0800 688 588

plantprotection@cadentgas.com

cadentgas.com

FW: [EXT] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land to the North of Goitre Lane, Merthyr Tydfil



Mail Asbriplanning

To: Liam Griffiths

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Tue 19/12/2023 17:29

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

Sent: 19 December 2023 17:12

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

Subject: Automatic reply: [EXT] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land to the North of Goitre Lane, Merthyr Tydfil

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).

Pencadlys Heddlu

Heol y Bont-faen
Penybont
CF31 3SU

Mewn argyfwng ffoniwch **999**
fel arall, ffoniwch **101**

Gwefan: www.heddlu-de-cymru.police.uk

Police Headquarters

Cowbridge Road
Bridgend
CF31 3SU

In an emergency always dial **999**
for non-emergencies dial **101**

Website: www.south-wales.police.uk

Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Tel 07815 953 028

Michael.Harvey2@south-wales.police.uk

2nd January 2024

Asbri Planning

Dear Sir/Madam

Re: Goetre Primary School, Merthyr.

Having reviewed the drawings in respect of the above development, I would make the following observations.

(i). Perimeter security.

The whole of the school buildings, MUGA's, all-weather pitches, the softball amphitheatre area and vehicle parking areas should be protected by fencing. The fence must meet the standard LPS 1175 SR1 or equivalent, be at least 2.4 metres high, weld mesh, expanded metal or similar, and be of a design that is difficult to climb over. Fencing must be preferably ground on a hard surface or embedded in the ground. There must be nothing adjacent to the fencing to assist criminals in climbing over it and therefore gaining access into the school grounds.

Gates must be of the same height and specification as the fencing and must be kept locked when the school is unoccupied. Gates, other than the main entrance, must also be kept locked during school time. The gap under gates must be minimal to prevent persons from crawling under.

If padlocks and chains are used to secure the gates they must meet appropriate security standards, e.g., Sold Secure.

Reason – To prevent crime and anti-social behaviour.

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(ii). CCTV.

The external elevations of the school building, main entrances, public circulation areas, vehicle parking areas, bike and bin stores, and the pupil play areas should be protected by CCTV.

The images produced must be admissible in a court of law and the General Data Protection Regulations (GDPR) must be complied with.

All CCTV cameras must be positioned in elevated positions. During school hours the cameras should be monitored from the reception area.

The CCTV recording equipment should be kept in a locked, secure internal room protected by the alarm system.

Reason – To deter and detect crime.

(iii). Lighting.

Lighting must protect the whole outside of the school buildings, bike stores, bin stores and vehicle parking areas. All fittings shall be vandal resistant and positioned in elevated positions.

The lighting must be controlled by photo electric cells or time switches and must complement and enhance the CCTV coverage on site.

The lighting protecting the car parking area must meet the British Standard 5489.

Reason – To increase public safety and to complement and enhance CCTV.

(iv). Landscaping.

Planting must be of a type that grows to a maximum height of 1 metre. Trees must be sited in locations that do not interfere with CCTV and lighting or provide an assist to climbing over the perimeter security. They must be bare stemmed to 2 metres from the ground and sited away from buildings.

Reason – To increase surveillance.

(v). Signage.

Signs from the site entrance through to the school entrance must be clearly displayed and multi-lingual.

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Signs indicating that CCTV is in operation must be in prominent positions on site.

Reason – To deter crime and to comply with GDPR.

(vi). Vehicular parking area and access.

The vehicle parking area must be lit, the lighting meeting the British Standard 5489. It must be protected by CCTV, which should be monitored from reception during school opening hours. The vehicle parking area should be overlooked by the school buildings.

The boundary of the parking area must be clearly defined. Bays must be clearly marked.

Vehicular access must be restricted to those areas necessary i.e., parking and service areas and access must be restricted to the entrance/exit point. Access into the staff car parking area should be controlled by a barrier system with access control fitted.

Reason – To restrict access and to prevent autocrime.

(vii). Bike stores.

Bike stores must be secure (please visit the SBD website www.securedbydesign.com for further information). They must be overlooked by rooms in the school and protected by lighting and CCTV.

Reason – To prevent bike theft.

(viii). Refuse and recycling centre.

Waste disposal areas must be secure areas and sited away from the main buildings, as they can be a target for arson or provide access to roofs and windows. The refuse and recycling centre should be protected by doors/gates that meet SBD specification.

Reason – To prevent arson and access to roof area.

(ix). External furniture.

External furniture must be located away from the buildings and perimeter security. They must be robustly constructed and either fixed in place or of a weight that is

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difficult to move.

Reason To prevent being climbing aids.

(x). Access to drainage and service areas.

Access to telephone junction points must if possible be prevented and manhole covers should be secured to prevent interference/removal.

Reason – To prevent metal theft.

(xi). Building shell security.

The design of the building must consider the need to prevent features that aid scaling or climbing, and hidden areas must be designed out.

The building must be constructed of materials that are resistant to attack. The first two metres of the external walls must be brickwork or materials of a similar strength.

Outside covered areas can be problematic and therefore must be protected by CCTV and lighting.

Reason -To prevent burglary and anti-social behaviour.

(xii). Access control.

Access from the lobby/reception area into the main school must be controlled by access control. In addition, entry into all rooms where valuable equipment is sited e.g., offices, computer rooms etc. must be controlled and these rooms must be kept locked when not in use.

I would like to see an ability to lock down the site securely should there be an increase in threat and that appropriate doors and locking mechanisms are in place to achieve a reasonable delay both externally and internally creating layers of delay.

The doors leading into the event spaces need to be able to be secured and give some resilience and delay from a determined intrusion. This will allow time for escape and a delay to allow a response.

There needs to be a means to communicate a threat throughout the buildings to facilitate a lock down of the building, i.e., alarm or tannoy system.

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In addition, external fire doors should not have an automatic release mechanism off the fire alarm but should be manually opened and released from the inside. This will

protect the occupants from impingement from the outside should the building occupants be required to implement a 'Lock Down'.

Reason – To prevent opportunist crime and to protect staff and children.

(xiii). School entrances and visitor control.

The number of public entrances into the school must be reduced to the minimum practicable.

It should be possible to reduce the number to one during school hours, which must be clearly signed and well illuminated.

All visitors must sign in and out and wear visitor badges.

Reason – To restrict visitors to areas and to identify them.

(xiv). Drainpipes.

Downpipes must be either flush fitting (i.e. square profile) or concealed within the cavities of the building.

Access to the roof of the school must be made difficult.

Reason – To prevent access to upper floors and the roof area.

(xv). Doors.

All external doors must, where possible, meet the standard PAS 24 2022 or equivalent, and be third party tested and certificated.

Fire doors must be alarmed so a signal on opening can be transmitted to the reception area. These doors must be signed to warn of alarm alert and have no visible external ironmongery fitted.

Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for both security and fire performance.

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All glazing to external door panels and adjacent to these door panels must be laminated.

Reason – To prevent burglary and to protect pupils and staff.

(xvi). Windows.

All external vulnerable windows must, where possible, meet SBD standards i.e. PAS 24 2022 or equivalent and be third party tested and certificated. Any glazing in vulnerable windows must be laminated glass.

Reason – To prevent burglary.

(xvii). Reception Areas

Reception areas should be designed to allow escape for staff. Counters should be deep enough to reduce the threat from persons lunging at staff to attack them.

Alternatively, a laminated screen can be placed on the countertop to protect staff from attack. Ideally there should also be a secured escape room behind the reception desk for staff to take shelter to create a delay from any potential attack.

Reason – To protect staff.

(xviii). Intruder alarm system.

The school must be alarmed with the alarm system linked to a central monitoring station. Any alarm wires must be protected.

All rooms where valuable property e.g., ipads, are located must be protected by the alarm system.

The alarm must be capable of being zoned off, so unoccupied areas of the school are alarmed when other parts of the school, e.g., community areas, are in use and are therefore not alarmed.

Consideration should be given to having a personal attack alarm installed linked to the intruder alarm system and central monitoring station. The panic buttons should be in areas where staff are more vulnerable e.g., head teacher's office, reception area.

Reason – To deter and detect intruders.

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Further detailed information can be obtained from the Secured by Design website www.securedbydesign.com.

If you require discussing any of the points raised in this report, please do not hesitate to contact me.

Yours Sincerely

Mike Harvey
Designing out Crime Officer

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