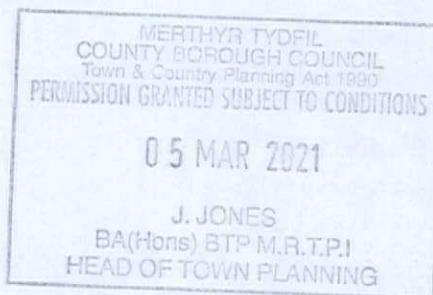


PRE- APPLICATION CONSULTATION REPORT

Former St Luke's Church
Gellideg

November 2020



Summary

Proposal:

Demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works

Location:

Former St Luke's Church, Lansbury Road, Gellideg

Date:

November 2020

Project Reference:

20.256

Client:

Merthyr Valley Homes

Product of:

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

Prepared by:

Geraint Jones | Planner

Approved by:

Jon Hurley | Director

Disclaimer:

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

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Copy of Site Notice and map showing their location

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

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

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Responses received from community consultees

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Responses received from specialist consultees

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Responses received from 'other' consultees

Appendix I

Initial Engagement Consultation and Outcome Summary

Introduction

- 1.1 Asbri Planning have been instructed by Merthyr Valley Homes to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of the proposed demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order"), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any 'Pre-Application Consultation' exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F);
 - Publicity before application for Planning Permission (Section 2C);
 - Consultation before applying for Planning Permission (Section 2D); and
 - Duty to respond to pre-application consultation (Section 2E);
- 1.4 The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment Order") came into force on the 19th May 2020 in response to the COVID-19 pandemic which resulted in enforced social distancing measures and the closure of many public buildings, including libraries. As such, the requirements of Article 2C(1) of the 2016 Order could not be fully complied with.
- 1.5 The Amendment Order temporarily suspended the requirement to make information available for inspection at a location in the vicinity of the proposed development.
- 1.6 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and the Amendment 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.
- 1.7 In accordance with section 2F(2) and 2G of the Amendment Order 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 specialist 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;
- i) a statement regarding any requests for hard copies in accordance with Article 2G (7) (cb) of the Amendment Order.

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 and Section 2G of the Amendment 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 9th October 2020 to the 6th November 2020 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Merthyr Valley Homes that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order and the Amendment 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 9th October 2020 until the 6th November 2020 inclusive.
- A copy of the screenshot is included at Appendix C.

Table 1: list of proposed plans

Plan title	Drawing reference
Site Location Plan	-
Topographical Survey	HP/001
Block 1 Floor Plans and Elevations	9033-15G
Block 2 Floor Plans and Elevations	9033-16G
Block 3 Floor Plans and Elevations	9033-17G
Block 4 Floor Plans and Elevations	9033-18G
Proposed Site Plan	9033-19A
Site Sections and Street Elevations	9033-20A
Furniture, Kitchens , Electrics and Heating Drawings	9033-21A
Visuals	-
Proposed Landscape Works	753.01A

Table 2: list of Documents

Document	Author
Application Forms	Asbri Planning
Planning, Design and Access Statement	Asbri Planning

Preliminary Roost Assessment	Elite Ecology
Bat Activity Survey Report	Elite Ecology
Geo-Technical and Geo- Environmental Site Investigation	Terrafirma

- 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 6th November 2020.

Consultation before applying for planning permission

- 3.1 In accordance with Section 2D of the 2016 Order and Section 2G of the Amendment 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 Geraint Thomas	geraint.thomas@merthyr.gov.uk
Cllr Michelle Jones	michelle.jones@merthyr.gov.uk
Cllr David Chaplin	david.chaplin@merthyr.gov.uk

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

Specialist Consultees (Schedule 1C)

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

- CADW
- The Coal Authority
- Dwr Cymru/Welsh Water
- NRW
- Health and Safety Executive
- Welsh Government – Trunk Road Agency
- The Sport Council for Wales
- Local Highway Authority

- 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
- GGAT
- Wales and West Utilities
- Archaeological Trust
- South Wales Police

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

Initial Consultation June 2020

- 3.8 The development was subject to an initial consultation held by Merthyr Valley Homes in June 2020. The engagement comprised:
- 187 tenants contacted by telephone,
 - 106 tenants received emails,
 - 278 letters sent out to all residents (owner-occupiers) living in Gellideg, and
 - Letters / emails also were distributed to all key stakeholders (namely Local Councillors; Gellideg Foundation Group; Ysgol Gynradd Coed Y Dderwen and commercial leaseholders).
- 3.9 A copy of the consultation summary documents is contained in Appendix I of this report. The consultation was in relation to the development as a whole, those involved were particularly interested in where the new play area would be sited and were given four options.
- 3.10 As detailed in the summary document, option 4 (Heol Tai Mawr Location B) was deemed the preferred location with 21no votes.

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

Consultation Response	Number of Response
Support	0
Neither object nor support	1
Object	3
Total	4

4.4 The nature of the response totalled 0 in support, 1 persons of neutral opinion, and 3 objections. The contents of these responses is summarised as follows:

Comments neither in object nor support

4.5 The following comments were raised:

1. Adjacent occupier was concerned about the patrician wall between the new build an theirs. As such, wanted to know the proposed strategy.

Asbri Response to comment 1

The following response was sent to the occupant via Cllr Thomas:

The boundary with their property is formed in 1.8 metre high concrete panels which, for part of the boundary, sits on top of a brick retaining wall (approx 0.6 metre high). The current proposal is to lower the rear garden level of the bungalow immediately adjacent 23 Lansbury road rear garden. This should not interfere with the retaining wall but will require removal of the concrete panels. At present the intention is to mark the boundary with a new 1.8 metre high timber boarded fence although a brick wall or new concrete panels could be used if required.

Comments in object;

4.7 The following comments were raised:

1. Concerns relating to extent of initial consultation in June 2020;
2. Concerns relating to the siting of the park in terms of anti-social behaviour along Heol Tai Mawr;
3. Concerns relating to the siting of new play area; and
4. Concerns relating to management of play area.

Asbri Response to comment 1

As detailed at paragraph 3.8, the initial consultation held by Merthyr Valley Homes in June 2020 was extensive. It should be emphasised that the consultation was voluntary and was conducted in order to engage the community regarding the development and siting of the new play area.

Asbri Response to comment 2

The design details of the play area have not yet been confirmed. However, it is anticipated that the play area will be secure and well lit to limit anti-social behaviour.

Asbri Response to comment 3

The site was chosen as the preferred site through the consultation.

Asbri Response to comment 4

The management of the play area will be secured via a legal agreement.

Response to the community consultees

- 5.1 A full copy of all responses received from community consultees are contained within Appendix F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).
- 5.2 The below tables provide a copy of the responses received, and the design teams responses to these comments;

Councillor Geraint Thomas

Query regarding patrician wall with adjacent property

Comment	23 Lansbury Road backs onto the current Gellideg Foundation building, the resident is concerned about the patrician wall between the new build and theirs, they would like something as substantial as now, a concrete panel wall. Can you advise please ?
---------	--

Response	The boundary with their property is formed in 1.8 metre high concrete panels which, for part of the boundary, sits on top of a brick retaining wall (approx 0.6 metre high). The current proposal is to lower the rear garden level of the bungalow immediately adjacent 23 Lansbury road rear garden. This should not interfere with the retaining wall but will require removal of the concrete panels. At present the intention is to mark the boundary with a new 1.8 metre high timber boarded fence although a brick wall or new concrete panels could be used if required
----------	--

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

The Coal Authority

No Objection

Comment There is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site and / or for the Local Planning Authority to consult the Coal Authority on any planning application for this site.

Response No response required.

Dwr Cymru/Welsh Water

No Objection

Comment Sewerage

No objection to the domestic flows from the development to connect to the public sewer. Development is crossed by a public sewer shown on the attached plan. Welsh Water will need to maintain rights to the apparatus.

Application is subject to SAB.

Sewage Treatment

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

Water Supply

A water supply can be made available to service this proposed development.

Response No response required.

Natural Resources Wales

No Objection

Comment Have stated that a Bat Activity Survey will be required as they were unable to access the one on our website.

Response The application is accompanied by a Bat Activity Survey report.

Merthyr County Borough Council Highways

No Objection

Comment	a) footways/highways along Heol Parc-Y-Lan , Lansbury Road and Heol Bryn-Y-Gwyddel are adopted and the responsibility of the Highway Authority i.e. Merthyr Tydfil CBC (MTCBC) b) access to the off street parking for the proposal will require the provision of drop kerbing and strengthening of the footways, these works are to be to MTCBC approval. Works will require a licence from the MTCBC Highways Maintenance Dept. which is independent of any future planning approval. c) no stormwater runoff to discharge on to the adopted highway network d) parking provision is satisfactory, applicant to demonstrate that parking provisions are achievable, tracking exercise required e) proposed development of 12nr. dwellings, it is considered that the traffic generated will have minimal affect on the existing highway network f) visibility Is not considered an issue based on information provided g) Dwr Cymru Welsh Water to be consulted, to approve, foul water discharge to their assets h) detailed drainage plans submitted at this time, need to comply with SAB legislation in place since January 2019. i) contact is advised with MTCBC SAB Officer huw.williams@merthyr.gov.uk SAB approval is independent of any future planning approval j) Terra Firma report suggests various engineering recommendations following detailed analysis of the location, ground conditions etc. Acknowledgement of the recommendations is considered a major benefit for the development. k) any retaining walls in excess of 1m will require calculations for approval before siteworks commence.
---------	---

Response No response required.

CADW	
No Objection	

Comment The proposed development will see the existing St.Paul's church, a relatively modern building demolished, along with a pair of two storey semi-detached dwellings, number 1 and 2 Heol Parc Y Lan. They will be replaced by a small residential development comprising 8 apartments, 3, two bedroomed houses and 2, two bedroomed bungalows. The development will be visible from the historic park and garden, as it is in an elevated position, but is not in the identified significant view and will be seen along with the other modern houses at Gellideg. As such whilst there may be a very slight visual change in the view from the historic park and garden this will not have any effect on the way that it is experienced, understood and appreciated. Consequently the proposed development will have no impact on the setting of the registered Cyfarthfa Castle historic park and garden.

Response No response required.

Health and Safety Executive	
No Objection	

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

Response No response required.

Response to other consultees

7.1

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

South Wales Police Secure by Design Officer

No objection

Comment Provides a number of observations in order to achieve Secured by Design (SBD) Gold Award relating to:

- i. Site Layout
- ii. Lighting
- iii. Boundary Identification
- iv. Landscaping and planting
- v. Side and rear boundaries
- vi. Vehicle Parking
- vii. Play areas/Green Spaces
- viii. Garden sheds
- ix. Bin Stores
- x. Security lighting
- xi. Drainpipes
- xii. Public utilities
- xiii. Blank walls
- xiv. Door security
- xv. Window security
- xvi. Intruder alarm system
- xvii. Identification of properties

Response No response required

GGAT

No comment/Objection/Objection/

Comment We have consulted the regional Historic Environment Record (HER) and note there are no known sites within, or in close proximity to, the proposed development. Similarly a review of historic Ordnance Survey mapping of the area indicates no archaeologically significant structures or features. Furthermore, modern aerial photography suggests that the extant structures are of relatively limited archaeological significance. The application is located in the Merthyr Tydfil Registered

Historic Landscape, specifically the Clwyd-y-Fagwyr, Gellideg and Pen-Llwyn-Deri Character Area (HLCA063), but the proposal is unlikely to have a significant effect on it.

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

Response No response required.

Conclusion

- 8.1 Asbri Planning have been instructed by Merthyr Valley Homes to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works at St Luke's Church, Lansbury Road, Gellideg.
- 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 Section 2G of the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment 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 and 2G of the Amendment Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.4 Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order and Section 2G of the Amendment Order have been satisfied.

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

Date: 9th October 2020

Our Ref: GJ/20.256

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

SITE NOTICE

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

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

Demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works

Former St Luke's Church, Lansbury Road, Gellideg

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 Valley Homes is intending to apply for planning permission for the proposed demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works at the former St Luke's Church, Lansbury Road, Gellideg.

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

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 6th November 2020, inclusive.



LAND ADJACENT TO
LANSBURY ROAD
GELLIDEG
MERTHYR TYDFIL

OS MasterMap 1250/ 2500/ 10000 scale
Thursday, September 24, 2020, ID: BW1-00904031
maps.blackwell.co.uk

1:1250 scale print at A4, Centre: 303191 E, 207059 N



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PERSONAL & PROFESSIONAL MAPPING
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TEL: 0800 151 2612



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

Adjacent Occupier	Merthyr Tydfil CBC				
Adjacent Occupier	Merthyr Valley Homes	22 Lansbury Road	Gellideg	Merthyr Tydfil	CF48 1HA
Adjacent Occupier	1 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	2 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	3 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	4 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	5 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	6 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	7 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	8 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	9 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	10 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	11 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	12 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	13 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	14 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	15 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	16 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	17 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	18 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	19 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	20 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	21 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	22 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	23 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	24 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	25 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	26 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		
Adjacent Occupier	27 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD		

Adjacent Occupier	28 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD	
Adjacent Occupier	29 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD	
Adjacent Occupier	30 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD	
Adjacent Occupier	31 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD	
Adjacent Occupier	32 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD	
Adjacent Occupier	33 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD	
Adjacent Occupier	34 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD	
Adjacent Occupier	35 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD	
Adjacent Occupier	36 Heol Bryn Y Gwyddyl	Merthyr Tydfil	CF48 1HD	
Adjacent Occupier	1 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	Gellideg Foundation	2 Lansbury Road	Merthyr Tydfil	CF48 1HA
Adjacent Occupier	3 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	4 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	5 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	6 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	7 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	8 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	9 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	10 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	11 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	12 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	13 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	14 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	15 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	16 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	17 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	18 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	19 Lansbury Road	Merthyr Tydfil	CF48 1HA	
Adjacent Occupier	20 Lansbury Road	Merthyr Tydfil	CF48 1HA	

Adjacent Occupier	21 Lansbury Road	Merthyr Tydfil	CF48 1HA		
Adjacent Occupier	22 Lansbury Road	Merthyr Tydfil	CF48 1HA		
Adjacent Occupier	23 Lansbury Road	Merthyr Tydfil	CF48 1HA		
Adjacent Occupier	1 Heol Parc Y Lan	Merthyr Tydfil	CF48 1HB		
Adjacent Occupier	2 Heol Parc Y Lan	Merthyr Tydfil	CF48 1HB		
Adjacent Occupier	Flat 1	Taf Fechan House	Heol Tai Mawr	Merthyr Tydfil	CF48 1LH
Adjacent Occupier	Flat 2	Taf Fechan House	Heol Tai Mawr	Merthyr Tydfil	CF48 1LH
Adjacent Occupier	Flat 3	Taf Fechan House	Heol Tai Mawr	Merthyr Tydfil	CF48 1LH
Adjacent Occupier	Flat 4	Taf Fechan House	Heol Tai Mawr	Merthyr Tydfil	CF48 1LH
Adjacent Occupier	Flat 5	Taf Fechan House	Heol Tai Mawr	Merthyr Tydfil	CF48 1LH
Adjacent Occupier	Flat 6	Taf Fechan House	Heol Tai Mawr	Merthyr Tydfil	CF48 1LH
Adjacent Occupier	Flat 7	Taf Fechan House	Heol Tai Mawr	Merthyr Tydfil	CF48 1LH
Adjacent Occupier	Flat 8	Taf Fechan House	Heol Tai Mawr	Merthyr Tydfil	CF48 1LH
Adjacent Occupier	Flat 9	Taf Fechan House	Heol Tai Mawr	Merthyr Tydfil	CF48 1LH
Adjacent Occupier	Flat 10	Taf Fechan House	Heol Tai Mawr	Merthyr Tydfil	CF48 1LH
Adjacent Occupier	Flat 11	Taf Fechan House	Heol Tai Mawr	Merthyr Tydfil	CF48 1LH
Adjacent Occupier	Flat 12	Taf Fechan House	Heol Tai Mawr	Merthyr Tydfil	CF48 1LH
Adjacent Occupier	Gellideg Post Office	29 Heol Tai Mawr	Merthyr Tydfil	CF48 1ND	
Adjacent Occupier	Diva Hair and Beauty	22 Heol Tai Mawr	Merthyr Tydfil	CF48 1ND	
Adjacent Occupier	Gellideg Fish Bar	29 Heol Tai Mawr	Merthyr Tydfil	CF48 1ND	
Adjacent Occupier	Flat 1	Adrian Stephens House	Maen Dy	Merthyr Tydfil	CF48 1EU
Adjacent Occupier	Flat 2	Adrian Stephens House	Maen Dy	Merthyr Tydfil	CF48 1EU
Adjacent Occupier	Flat 3	Adrian Stephens House	Maen Dy	Merthyr Tydfil	CF48 1EU
Adjacent Occupier	Flat 4	Adrian Stephens House	Maen Dy	Merthyr Tydfil	CF48 1EU
Adjacent Occupier	Flat 5	Adrian Stephens House	Maen Dy	Merthyr Tydfil	CF48 1EU
Adjacent Occupier	Flat 6	Adrian Stephens House	Maen Dy	Merthyr Tydfil	CF48 1EU
Adjacent Occupier	19 Maen Dy	Merthyr Tydfil	CF48 1EU		
Adjacent Occupier	20 Maen Dy	Merthyr Tydfil	CF48 1EU		
Adjacent Occupier	19 Heol Tai Mawr	Merthyr Tydfil	CF48 1LE		

Adjacent
Occupier
Adjacent
Occupier

20 Heol Tai Mawr

Merthyr Tydfil

CF48 1LE

Ysgol Coed Y Dderwen

Merthyr Tydfil

CF48 1LG

Appendix C - Screenshot of the Asbri Planning Website



https://www.asbriplanning.co.uk/statutory-pre-application-consultation/former-st-lukes-church-lansbury-road-gellideg/

abouttabs



Bing Maps - Director



Bitly URL Shortener



Election Maps



emapsite - mapshop



FloodScreen



Fujitsu CEMA&I



Grid Reference Finder



MIVoice Office 25



029 2073 2652

ABOUT US

Services

Sectors

Our Team

News

Projects

Consultations

Asbr

FORMER ST LUKE'S CHURCH, LANSBURY ROAD, GELL

Home » Consultations » Statutory Pre-Application Consultation » Former St Luke's Church, Lansbury Road, Gellideg

FORMER ST LUKE'S CHURCH, LANSBURY ROAD, GELLIDEG





Asbri Planning Ltd. has been commissioned by Merthyr Valley Homes to undertake pre-application consultation in respect of the proposed demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works at the former St Luke's Church, Lansbury Road, Gellideg.

We give notice that Merthyr Valley Homes are intending to apply for planning permission for the following development;

Proposed demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works at the former St Luke's Church, Lansbury Road, Gellideg.

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 by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, the proposal will be subject to pre-application consultation.



Anyone who wishes to make representations about this proposed development must do so by the 6th November 2020. 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.

Supporting Documents

[Application Forms](#)

[Planning, Design and Access Statement](#)

[Preliminary Roost Assessment](#)

[Site Investigation](#)

Plans

[Site Location Plan](#)

[Topographical Survey](#)

[Proposed Site Plan](#)



[Block 3 Floor Plans and Elevations](#)

[Block 4 Floor Plans and Elevations](#)

[Furniture Kitchens Electric and Heating](#)

[Site Sections and Street Elevations](#)

[Proposed Landscape Works](#)

[Site Drainage Layout](#)

[Plot Drainage Layout Sheet 1](#)

[Plot Drainage Layout Sheet 2](#)

[Site Cross Sections](#)

Visuals

[Block 1 Indicative Image](#)

[Block 2 Indicative Image](#)

[Block 3 Indicative Image](#)

[Block 4 Indicative Image](#)

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

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

Tel: 02920 732 652

www.asbriplanning.co.uk

Date: 9th October 2020

Our Ref: GJ/20.256

Local Councillor
Cllr. David Chaplin
david.chaplin@merthyr.gov.uk

Dear Cllr. David Chaplin

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G**

Demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works

Former St Luke's Church, Lansbury Road, Gellideg

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 Valley Homes is intending to apply for planning permission for proposed demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works at the St Luke's Church, Lansbury Road, Gellideg.

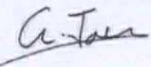
You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

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 6th November 2020, inclusive.

Yours sincerely,



Geraint Jones
Planner

Date: 9th October 2020

Our Ref: GJ/20.256

Cllr Geraint Thomas

geraint.thomas@merthyr.gov.uk

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

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

Dear Cllr Geraint Thomas

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G**

**Demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works
Former St Luke's Church, Lansbury Road, Gellideg**

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 Valley Homes is intending to apply for planning permission for proposed demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works at the St Luke's Church, Lansbury Road, Gellideg.

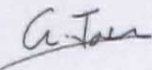
You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

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 6th November 2020, inclusive.

Yours sincerely,



Geraint Jones
Planner

Date: 9th October 2020

Our Ref: GJ/20.256

Local Councillor
Cllr. Michelle Jones
michelle.jones@merthyr.gov.uk

Dear Cllr. Michelle Jones

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

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

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

Demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works

Former St Luke's Church, Lansbury Road, Gellideg

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 Valley Homes is intending to apply for planning permission for proposed demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works at the St Luke's Church, Lansbury Road, Gellideg.

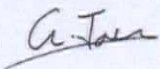
You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

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 6th November 2020, inclusive.

Yours sincerely,



Geraint Jones
Planner

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

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

Date: 9th October 2020

Our Ref: GJ/20.256

Dwr Cymru/Welsh Water
developer.services@dwrcymru.com

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 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020
Demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works
Former St Luke's Church, Lansbury Road, Gellideg

Purpose of this notice:

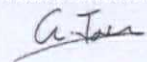
This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020.

Asbri Planning Ltd. gives notice that Merthyr Valley Homes is intending to apply for planning permission for the proposed demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works at the former St Luke's Church, Lansbury Road, Gellideg.

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/>. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, 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 6th November 2020, inclusive.

Yours Sincerely,



Geraint Jones
Planner

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

Date: 9th October 2020

Our Ref: GJ/20.256

Local Highway Authority
highways@merthyr.gov.uk

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

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020
Demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works
Former St Luke's Church, Lansbury Road, Gellideg

Purpose of this notice:

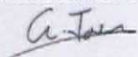
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Yours Sincerely,



Geraint Jones
Planner

Date: 9th October 2020

Our Ref: GJ/20.256

Natural Resources Wales
southeastplanning@cyfoethnaturiolcymru.gov.uk

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

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

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020
Demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works
Former St Luke's Church, Lansbury Road, Gellideg

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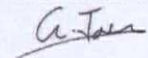
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Yours Sincerely,



Geraint Jones
Planner

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

Date: 9th October 2020

Our Ref: GJ/20.256

Sports Council for Wales
info@sport.wales

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

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020
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Former St Luke's Church, Lansbury Road, Gellideg

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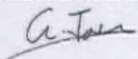
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Yours Sincerely,



Geraint Jones
Planner

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

Date: 9th October 2020

Our Ref: GJ/20.256

The Coal Authority
planningconsultation@coal.gov.uk

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

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020
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Former St Luke's Church, Lansbury Road, Gellideg

Purpose of this notice:

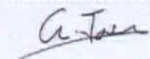
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Yours Sincerely,



Geraint Jones
Planner

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

Date: 9th October 2020

Our Ref: GJ/20.256

Trunk Road Agency
enquiries@southwales-tra.gov.uk

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

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020
Demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works
Former St Luke's Church, Lansbury Road, Gellideg

Purpose of this notice:

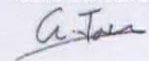
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Asbri Planning Ltd. gives notice that Merthyr Valley Homes is intending to apply for planning permission for the proposed demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works at the former St Luke's Church, Lansbury Road, Gellideg.

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/>. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, 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 6th November 2020, inclusive.

Yours Sincerely,



Geraint Jones
Planner

Appendix F - Responses received from community consultees

Geraint Jones

From: Thomas, Geraint (Councillor) <Geraint.Thomas@merthyr.gov.uk>
Sent: 22 October 2020 16:41
To: Geraint Jones
Cc: Jon Hurley; Jones, Michelle (Councillor)
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Former St Luke's Church, Lansbury Road, Gellideg

Hi Geraint,

I met with Kelly Jones 23, Lansbury Road this week, her property backs onto the current Gellideg Foundation building, she is concerned about the patrician wall between the new build and hers, she would like something as substantial as now, a concrete panel wall. Can you advise please ?

Regards

Geraint

From: Geraint Jones <Geraint@asbriplanning.co.uk>
Sent: 22 October 2020 13:28
To: Thomas, Geraint (Councillor) <Geraint.Thomas@merthyr.gov.uk>
Cc: Jon Hurley <jon@asbriplanning.co.uk>
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Former St Luke's Church, Lansbury Road, Gellideg

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

*****External attachment warning, although this email has been scanned for threats, please take extra care before opening attachments from unrecognised senders.*****

Hi Cllr Thomas,

I should be able to help with any queries. Send across any questions via email or give me a call on my mobile if you'd like to chat through: 07983 506621.

Kind regards,

Geraint Jones – Planner

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



Cardiff | Swansea



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

From: Thomas, Geraint (Councillor) <Geraint.Thomas@merthyr.gov.uk>
Sent: 22 October 2020 12:50
To: Kate Stevens <Kate@asbriplanning.co.uk>
Cc: Jones, Michelle (Councillor) <Michelle.Jones@merthyr.gov.uk>
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Former St Luke's Church, Lansbury Road, Gellideg

Hi Kate,

Thank you for your email. Who do I speak to if a resident has concerns and questions regarding the development ?

Regards

Geraint

From: Kate Stevens <Kate@asbriplanning.co.uk>
Sent: 09 October 2020 16:37
To: Thomas, Geraint (Councillor) <Geraint.Thomas@merthyr.gov.uk>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Former St Luke's Church, Lansbury Road, Gellideg

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Please see attached

Kate Stevens – Office Manager

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



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Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac wedi'u bwriadu ar gyfer pwy bynnag y cyfeirir ef ato neu atynt. Mae cynnwys yr e-bost hwn cynrychioli barn y sawl a enwir uchod, felly nid ydyw'n dilyn ei fod yn cynrychioli barn Cyngor Bwrdeistref Sirol Merthyr Tudful.

Darllenwch ein [hysbysiadau preifatrwydd](#) i ddarganfod mwy am sut rydym yn defnyddio eich gwybodaeth personol.

Cyngor Bwrdeistref Sirol Merthyr Tudful

Canolfan Dinesig

Stryd Y Castell

Merthyr Tudful
CF47 8AN

Teleffon: 01685 725000

We welcome correspondence in Welsh and this will not lead to a delay.

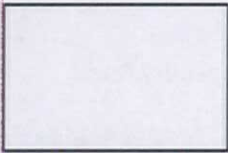
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Darllenwch ein [hysbysiau preifatrwydd](#) i ddarganfod mwy am sut rydym yn defnyddio eich gwybodaeth bersonol.

Cyngor Bwrdeistref Sirol Merthyr Tudful

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Appendix G - Responses received from specialist consultees



**The Coal
Authority**

Resolving the **impacts** of mining

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119

E: planningconsultation@coal.gov.uk
www.gov.uk/coalauthority

For the attention of: Geraint Jones - Planner
Asbri Planning Ltd

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

Your ref: GJ/20.256

12 October 2020

Dear Mr Jones

Schedule 1C Article 2D - Consultation before applying for planning permission

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

**Demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works
Former St Luke's Church, Lansbury Road, Gellideg**

Thank you for your notification of 09 October 2020 seeking the pre-application 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 defined Development High Risk Area meaning that there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability.

Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site and / or for the Local Planning Authority to consult the Coal Authority on any planning application for this site.

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

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*

Planning and Development Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.



Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Mr Geraint Jones
Asbri Planning Ltd
Oak Tree Court Unit 9
Cardiff Gate Business Park
Cardiff
CF23 8RS

Date: 02/11/2020
Our Ref: PPA0005222

Dear Mr Jones

Grid Ref: 303183 207052

Site Address: Former St Luke's Church, Lansbury Road, Merthyr Tydfil

Development: 2D - Demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works.

We refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 09/10/2020, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted we would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

We have no objection for the domestic foul flows generated from this development to connect to the public sewer. Notwithstanding this, the proposed development site is crossed by public sewers with the approximate positions 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 part of any building or sustainable drainage feature for example permeable paving will be permitted within 3 metres either side of the centreline of the public sewer(s).

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'.



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.

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. However, we note that surface water will drain to a sustainable drainage system. Please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

SEWAGE TREATMENT

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

WATER SUPPLY

A water supply can be made available to service this proposed development. The cost of providing new on-site watermains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

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,



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.



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

Printed on: 02 Nov 2020



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-127547-C2R1
Eich cyf/Your ref: GJ/20.256

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

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

ebost/email:
southeastplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3095

22/10/2020

Annwyl Syr/Madam / Dear Sir/Madam,

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

BWRIAD / PROPOSAL: PROPOSED DEMOLITION OF EXISTING BUILDINGS, AND RESIDENTIAL DEVELOPMENT COMPRISING, NEW PLAY AREA, LANDSCAPING, CAR PARKING, DRAINAGE ARRANGEMENTS AND ASSOCIATED WORKS.

LLEOLIAD / LOCATION: FORMER ST LUKE'S CHURCH, LANSBURY ROAD, GELLIDEG.

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 9th October 2020.

Based on the information provided, we have significant concerns with the proposed development. To overcome these concerns, we would recommend to the planning authority that the following requirement should be met before permission is granted. Otherwise, we would object to the planning application.

Requirement: European Protected Species - Further information is required to demonstrate the proposal will not be detrimental to the maintenance of the favourable conservation status of bats, a European protected species.

European Protected Species

The Preliminary Roost Assessment prepared by Elite Ecology, dated June 2020, identifies the office building at St Luke's Church is of low bat roosting potential due to the amount of potential ingress/egress points and suitable roosting features. Therefore, at least one bat activity survey is required.

The Planning, Design & Access Statement prepared by Asbri Planning, dated October 2020, refers to a Bat Activity Survey Report prepared by Elite Ecology. The Bat Activity Survey Report has not been made available as part of the statutory pre-application consultation. We recommend the Bat Activity Survey Report is submitted with any formal planning application. In the absence of this information, we would require further bat surveys.

We advise the surveys should be carried out in accordance with 'Bat Surveys; Good Practice Guidelines 3rd Edition' published by the Bat Conservation Trust 2016. Should bat roost sites be confirmed, we would expect the submission to include mitigation proposals proportionate to the impacts and appropriate to the species present.

Designated Sites

The proposed development site is located within 750m of Cwm Taf Fechan Woodlands Site of Special Scientific Interest (SSSI) and 1.1km of Cwm Glo A Glyndyrys SSSI. We have considered the information submitted in support of the above statutory pre-application consultation. Based on the information submitted, we consider that the proposed development is not likely to damage the features for which the Cwm Taf Fechan Woodlands SSSI and Cwm Glo A Glyndyrys SSSI are of special interest.

Surface Water

The application form identifies surface water from the proposed development will be disposed of via a Sustainable drainage system. We refer the developer to the Environment Agency (2018) '[Approach to groundwater protection](#)' position statements which have been adopted by Natural Resources Wales. In particular the developer should be aware of the advice under Position Statement G13 (Sustainable drainage systems) which applies to this development.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

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

Yn gywir / Yours faithfully

Sarah Lund

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

Geraint Jones

From: Coughlan, Gerald <Gerald.Coughlan@merthyr.gov.uk>
Sent: 20 October 2020 08:02
To: Kate Stevens
Cc: Williams, Huw (Engineers)
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Former St Luke's Church, Lansbury Road, Gellideg [NOT PROTECTIVELY MARKED]
Attachments: Local Highway Authority.pdf; Former St Luke's Church, Lansbury Road, Gellideg.html

Classification: NOT PROTECTIVELY MARKED

Kate – I have made some initial comments based on the information supplied.

- a) footways/highways along Heol Parc-Y-Lan , Lansbury Road and Heol Bryn-Y-Gwyddel are adopted and the responsibility of the Highway Authority i.e. Merthyr Tydfil CBC (MTCBC)
- b) access to the off street parking for the proposal will require the provision of drop kerbing and strengthening of the footways, these works are to be to MTCBC approval. Works will require a licence from the MTCBC Highways Maintenance Dept. which is independent of any future planning approval.
- c) no stormwater runoff to discharge on to the adopted highway network
- d) parking provision is satisfactory, applicant to demonstrate that parking provisions are achievable, tracking exercise required
- e) proposed development of 12nr. dwellings, it is considered that the traffic generated will have minimal affect on the existing highway network
- f) visibility is not considered an issue based on information provided
- g) Dwr Cymru Welsh Water to be consulted , to approve, foul water discharge to their assets
- h) detailed drainage plans submitted at this time, need to comply with SAB legislation in place since January 2019.
- i) contact is advised with MTCBC SAB Officer huw.williams@merthyr.gov.uk SAB approval is independent of any future planning approval
- j) Terra Firma report suggests various engineering recommendations following detailed analysis of the location, ground conditions etc. Acknowledgement of the recommendations is considered a major benefit for the development .
- k) any retaining walls in excess of 1m will require calculations for approval before siteworks commence .

In conclusion no major concerns based on the information provided. I shall include MTCBC SAB Officer in advance of you contacting him. Should you have any queries please do not hesitate to contact me.

Gerald

From: Highways Customer Care <Highways.CustomerCare@merthyr.gov.uk>
Sent: 13 October 2020 09:02
To: Coughlan, Gerald <Gerald.Coughlan@merthyr.gov.uk>
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Former St Luke's Church, Lansbury Road, Gellideg

Hi Gerald,

Would the attached be for you?

Thanks

Amanda

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

Sent: 09 October 2020 14:41

To: Highways Customer Care <Highways.CustomerCare@merthyr.gov.uk>

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Former St Luke's Church, Lansbury Road, Gellideg

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Kate Stevens – Office Manager

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Darllenwch ein [hysbysiau preifatrwydd](#) i ddarganfod mwy am sut rydym yn defnyddio eich gwybodaeth bersonol.

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Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park,



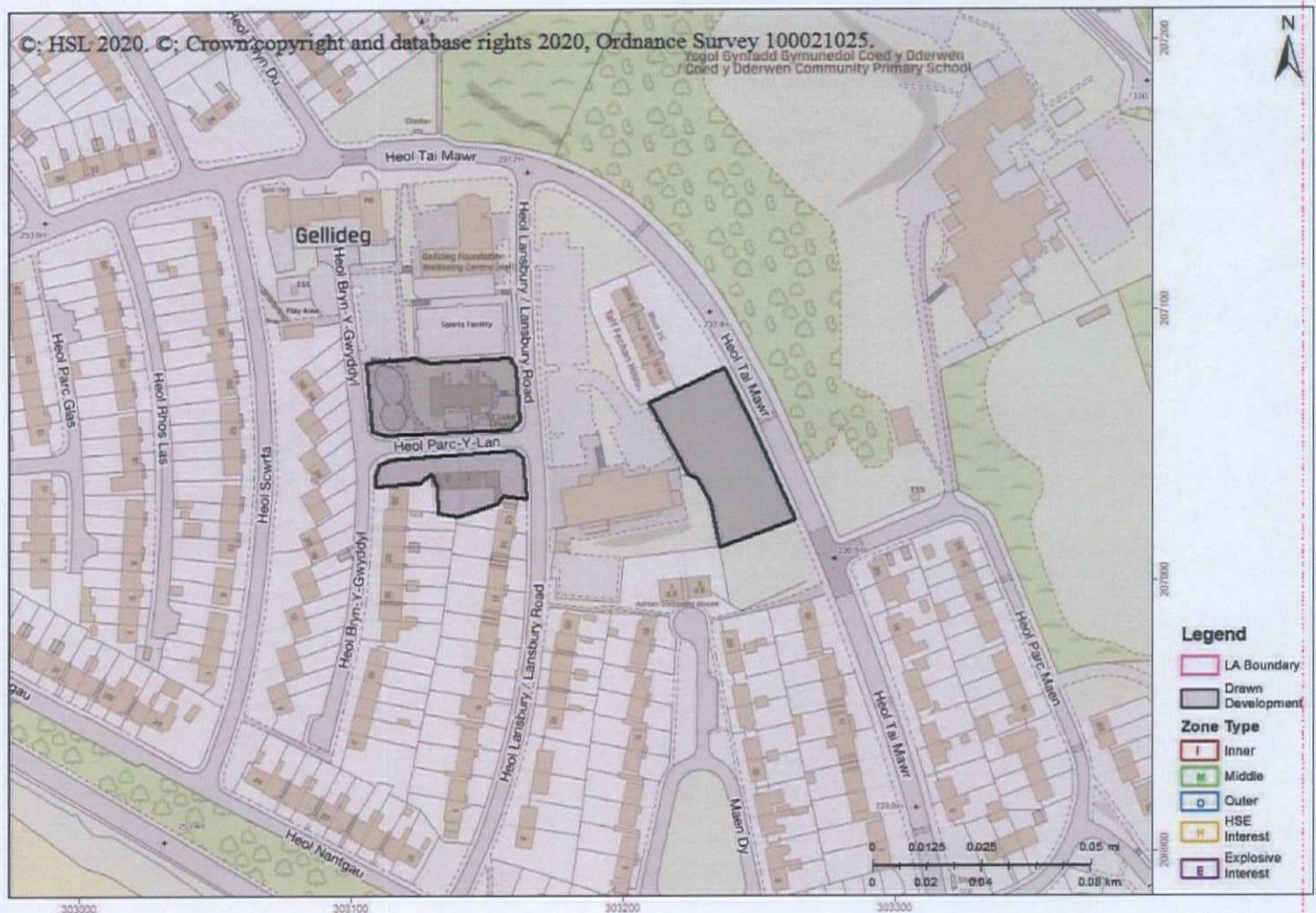
Cardiff
CF56 8RS

Advice : HSL-201109112113-744 Does Not Cross Any Consultation Zones

Your Ref: Merthyr CBC

Development Name: Lansbury Road

Comments:



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

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 09 November 2020.

Appendix H - Responses received from 'other' consultees

Geraint Jones

From: Rob Dunning <Rob@ggat.org.uk>
Sent: 12 October 2020 15:17
To: Kate Stevens
Subject: RE: Former St Luke's Church, Lansbury Road, Gellideg

Dear Kate,

Many thanks for your pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note there are no known sites within, or in close proximity to, the proposed development. Similarly a review of historic Ordnance Survey mapping of the area indicates no archaeologically significant structures or features. Furthermore, modern aerial photography suggests that the extant structures are of relatively limited archaeological significance. The application is located in the Merthyr Tydfil Registered Historic Landscape, specifically the Clwyd-y-Fagwyr, Gellideg and Pen-Llwyn-Deri Character Area (HLCA063), but the proposal is unlikely to have a significant effect on it.

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

Should you require anything further, please get in touch.

Regards,

Rob

Rob Dunning BSc MCifA
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd
Heathfield House
Heathfield
Swansea
SA1 6EL

Tel 01792-634221
Fax 01792-474469

e-mail rob@ggat.org.uk
web www.ggat.org.uk

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From: Kate Stevens [mailto:Kate@asbriplanning.co.uk]
Sent: 09 October 2020 14:41
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Former St Luke's Church, Lansbury Road, Gellideg

Please see attached

Kate Stevens – Office Manager

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



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Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Tel 07815 953 028
Michael.Harvey2@south-wales.pnn.police.uk

26th October 2020

Asbri Planning

Dear Sir/Madam

Re: Former St Lukes Church, Gellideg, Merthyr.

Having reviewed the drawings in respect of the above proposed development, I would have the following observations to make with a view to the development being awarded the Secured by Design (SBD) Gold Award:-

(i). Site layout.

All the vehicle parking bays must be within curtilage and/or overlooked.

Entry onto the estate must be restricted to the designated routes.

(ii). Lighting.

Lighting on the estate must meet the British Standard 5489:2013.

(iii). Boundary identification.

Defensible space using symbolic barriers e.g. pillars, rumble strip, or a change of road surface, i.e. colour or texture, must be built into the design to encourage a feeling of territoriality amongst users especially at the entrance to the development.

There must be a change of surface, i.e. colour or texture to identify public areas from private or semi-private areas e.g. the footpaths from the driveways/front gardens.

Preferably front boundaries would be identified by low walls and gates.

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

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

(iv). Landscaping and planting.

Poor landscape design proposals can compromise the safety and security of people and properties. Hiding places can be created and visibility significantly reduced if trees and shrubs are poorly positioned, and species inappropriately chosen and maintained. This may increase the opportunity for crime and increase a person's sense of vulnerability, which ultimately will affect the level of use.

Overgrown shrubs and other thick barriers that are in close proximity to public areas must be avoided and clear sightlines must be maintained over long distances. Windows and doors must not be obscured by landscaping features and trees in public areas must not have any foliage below 2 metres from the ground.

Trees and other landscaping features must not be positioned where they could create hiding/entrapment spaces, obscure signage and lighting or provide a potential climbing aid into the properties.

There must be clear lines of sight across the development and clear unobstructed views of the parking bays from the properties.

(v). Side and rear boundaries.

The walls/fencing/railings and gates preventing access to the rear and sides of the properties must be robust, at least 1.8 metres high (2 metres high if the side or rear gardens are adjacent to open land or a footpath). To prevent it being climbed the perimeter security must be of a suitable design.

Gates must be lockable both sides with a key, the same height as the adjacent wall/fencing and sited at, or as near to, the front building line of the properties as possible.

Rear and side gardens must be secure areas.

(vi). Vehicle parking.

Vehicle parking must be within curtilage/overlooked preferably by rooms in the properties ideally, that are usually occupied e.g. living rooms, kitchens.

During the hours of darkness, the bays must be well illuminated, and they must enjoy good natural surveillance from the properties with unobstructed views.

(vii). Play areas/ Green spaces.

These areas must be located where they are afforded good natural surveillance from residents to provide protection for the young children using the areas. Also this would reduce the risk for the areas being targeted for anti-social behaviour when not in use.

Ideally the areas would be protected by railings/fencing to prevent vehicular entry and they should be locked out of hours.

Any planting must be of the low level type, i.e. plants or bushes must only grow to a maximum height of 1 metre, and trees should have no branches below 2 metres from the ground to afford maximum surveillance of the spaces.

(viii). Garden sheds.

Garden sheds should be sited away from the rear fencing or walls to prevent assisting people in climbing over them.

(ix). Bin stores.

Bins must be kept in secure areas.

(x). Bicycle stores.

Bike stores must be secure, lit and overlooked by the properties (please visit www.securedbydesign.com for more information).

(xi). Security lighting.

Security lighting must be installed controlled preferably by photo electric cells or time switches or alternatively PIR detectors. The lighting must protect the rears and sides of the homes, the parking bays and the driveways.

Callers at the external doors of the properties must be lit during the hours of darkness by appropriate lighting.

(xii). Drainpipes.

If the drainpipes of the properties are not within the fabric of the buildings they must be designed so that they do not offer an assist to climbing.

(xiii). Public utilities.

If smart meters are not installed, meter boxes must be fixed to, or as near to, the front building lines of the properties as possible.

(xiv). Blank walls.

Windowless elevations or blank walls adjacent to space to which the public have access, must be avoided and provide at least one window to a habitable room wherever possible. Where blank flanking walls are unavoidable, a 1 metre 'buffer zone' must be created.

(xv). Door security.

All external doors in the individual properties must meet the Secured by Design (SBD) standard PAS 24 2016 or equivalent and be third party certificated. The individual apartment external doors must also meet the standard PAS 24 or equivalent.

Fire doors must have no external furniture fitted.

Glass in door panels or adjacent to door panels must be laminated.

Doors in recesses of more than 600mm must be avoided.

(xvi). Window security.

All vulnerable windows fitted, e.g. ground floor windows, windows above flat roofs, must meet the SBD standard i.e. PAS 24 2016 or equivalent and be third party certificated. They should also have key operated window locks fitted.

(xvii). Intruder alarm system.

A 13 amp fused spur should be installed in each individual property. Ideally all properties would have an intruder alarm fitted up to the relevant British Standard.

(xviii). Identification of properties.

Property numbers and street names must be clearly displayed.

Further more detailed information can be found by visiting the Secured by Design website www.securedbydesign.com.

If you or the developer wish discussing any of the points raised in this report please do not hesitate to contact me.

Yours Sincerely

Mike Harvey
Designing out Crime Officer

Please note

For the Secured by Design Award to be made, PAS 24 2016 doors and windows must be visibly and preferably permanently marked PAS 24 2016 and third party certificated.

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

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

Appendix I – Initial Engagement Consultation and Outcome Summary



Lansbury Road Development

Consultation & Outcome Summary

Background

Merthyr Valleys Homes is Wales' first tenant and employee owned mutual. We have a unique and democratic structure of governance and mutual accountability - this runs through everything we do as a social business.

Being a mutual, we engage with our members, tenants, employees and communities (including stakeholders) when making key decisions, and encourage and allow them to 'have a say' by having an open, two way dialogue. By opening up opportunities for people to engage we give people the option to work in partnership with us and the power to influence our decision-making.

Our approach to development is modelled in line with our structure and our mutual values. We want to work together to collectively create pride in our homes and our communities, and to develop new accessible and affordable homes that people want and need. Our Homes and Places Strategy, talks about our aspirations and plans for development, *"We will build high quality, well insulated, energy efficient homes that are affordable to build and live in"*, and our governance arrangements include for comprehensive consultation. For each and every new development or major refurbishment project, we will plan and hold a consultation appropriate to the scale and complexity of the project and the potential impacts on and sensitivities of the community.

Lansbury Road

Lansbury Road is a development site situated opposite the offices of Merthyr Valleys Homes. The site is either side of the Heol Parc Y Lan road that currently holds a semi-detached traditional build property on one side and St Luke's Church on the other. The site could potentially house 8 x 1bedroom 2 person flats, 2 x 2bedroom 2 person houses on the church site, and 2 x 1bedroom 2 person bungalow that are DDA compliant on the opposite side of the road, with a total of 12 units. As we would be building on a site that currently has a small play area, we would also be looking to re-instate a play area in Gellideg. We have been allocated Social Housing Grant funding and Board approval to progress with this site.

We had planned for a comprehensive consultation with the community and its key stakeholders in March 2020, and had began planning for a traditional style approach (starting with an open public meeting at our Head Office) when COVID-19 lockdown hit. This inevitably caused a slight delay with this project, however, we were determined to continue with a mutual, inclusive approach to consultation – albeit in a new and different way to what we had done in the past. We were mindful that due to the lockdown specifications at the time that we would need to shift much of this on to digital platforms, but would also need to be considerate of people's digital capabilities (both in terms of access and skills) not to exclude anyone that wanted to get involved.

We determined that a two-stage approach was necessary:

1. Initial Engagement and Promotion

We would contact all who live in Gellideg, along with key stakeholders, and would:

- a) inform them of the forthcoming consultation
- b) determine their level of interest in involvement
- c) determine their digital capability and capacity in order to plan for the most appropriate methods
- d) determine the preferred digital platforms

2. Consultation

Engage with those who expressed an interest in getting involved in the consultation process using both digital platforms (to be decided following stage 1) and more traditional methods including post and telephone consultation.

Initial Engagement and Promotion

Initial Engagement

Initial engagement commenced mid June 2020 with a total of:

187 tenants contacted by telephone,

106 tenants received emails,

278 letters sent out to all residents (owner-occupiers) living in Gellideg, and

Letters / emails also were distributed to all key stakeholders (namely Local Councillors; Gellideg Foundation Group; Ysgol Gynradd Coed Y Dderwen and commercial leaseholders).

Each communication discussed MVH's proposal to build 12 new homes and to re-instate the play area, and to ask if they would be interested in being involved in the consultation process and provide views and comments on:

- a) the development proposal, and
- b) the location of a play area.

While conducting the calls **not one person objected to the proposal.**

A high number of tenants / residents said they wouldn't be interested in being involved further in the consultation phase 2, with the most common reasons being:

- They were happy for the proposal to go ahead and thought it was a good thing for the area
- It didn't really affect them as they lived the furthest away from the actual site
- They felt too busy to be involved, but felt there was a great need for bungalows or accommodation that would be suitable for the older people living on the estate.
- They just weren't interested as they didn't have children and didn't feel it would affect them

Please see below a selection of actual comments (given with permission for use)

"I have lived here since I was 5 years old. All my children live in Gellideg so I don't want to move off the site. I am living in a 3 bedroom house and I would love to downsize, but there isn't any bungalows or accommodation on the site for the older generation, the nearest OAP complex is Caedraw and that's really awkward by bus and too far to walk." Tenant

"There is no accommodation for the elderly here on the estate. I don't want to move - my friends and family all live here. I feel safe going to the

shops and have lived here all my life, we need to look at building bungalows for those wanting to continue living on the estate." Tenant

"I am desperate to have my nan move here to the estate she is currently living in a 3 bedroom house and I travel back and forth to take care of her, she won't move in with me, because my kids are a little too loud for her to cope, but I am desperate to have her living nearer to me so that I can look after her to better." Tenant

Interest in Involvement

A total of 44 tenants and residents initially expressed an interest in being involved in the consultation. We established how we may best communicate with them. Here is a summary of the results:

Outcome	Number	Notes
Access to internet	35	Majority had access to the internet
No access to internet	9	Some specified telephone only 1 tenant has literacy issues 1 tenant has a language barrier
Contact		
Email	1	Majority were happy for either form of traditional contact.
Telephone	14	
Post	0	
Either	29	
Device		
Phone	35	Majority used phones to access internet, but some also had tablets/laptops.
Laptop/iPad	19	
Social media		
Facebook	27	Majority were on Facebook and were interested in a closed Facebook page for consultation.
Instagram	8	
Twitter	3	
What's App	12	
Video communication		
Zoom	10	A few were familiar with Zoom and had used it with family and friends

Consultation

Online Community Consultation Event

- A 'live' digital Community Consultation Event was held on Monday 17th August. This was held on Zoom and provided an opportunity to listen to and view a virtual presentation of the proposal by our Director of Homes and Places and our Project Development Team. It provided an opportunity to ask questions and to have a say. Whilst we would have liked to have had a wider engagement on this platform, the meeting was very successful, and attendance included tenants / residents, a local Councillor and representation from the Gellideg Foundation Group. It was recorded so it could be shared and viewed at a later time for those unable to attend due to other commitments.



Closed Facebook Group

A majority of people who wished to engage in the consultation via digital means had informed us that they used Facebook (27 in total). Therefore, we established a closed Facebook group. The objective was to create an open platform to enable MVH to provide information (using a range of communication methods) so we can provide regular updates as the project progresses, and to create an open dialogue opportunity for tenants and residents to ask questions and express views and keep up to date with developments.

The digital Community Consultation Event was shared initially, so people had the opportunity to hear and see the information that had been presented on 17th August. Members were then encouraged to post their views and comments on the development.

Subsequently, members were invited to view a number of possible design options, and were asked to comment as to whether they preferred a more traditional style; new and innovative styles; or a mix of both:

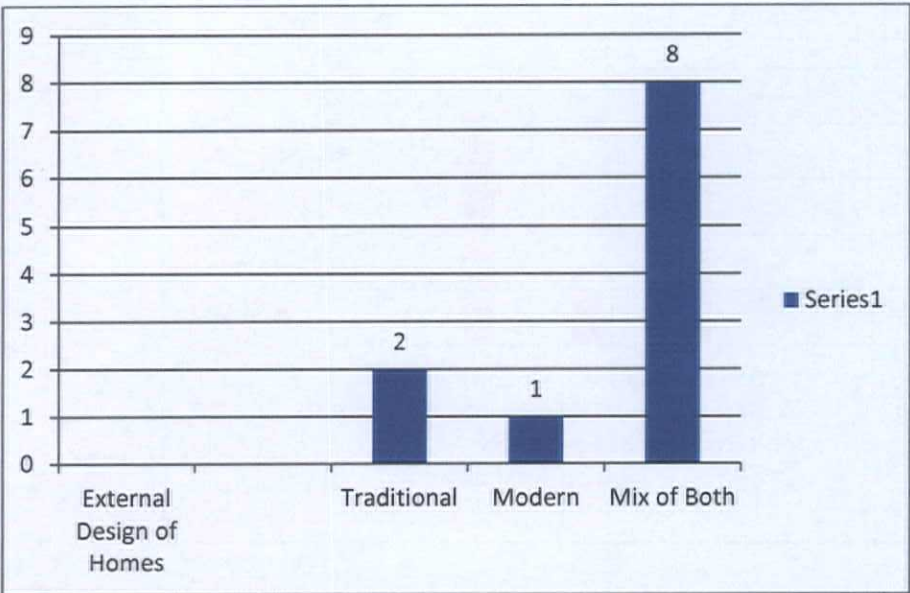


Lansbury Road Design options



Lansbury Road Design options

Members opted for a mix of style.



Members were also invited to vote to select their preferred option against 4 potential sites for the re-location of the play area:

11:33 Thu 8 Oct

Search Facebook

Allison

Merthyr Valleys Homes contributed to the album Possible play area locations .
Posted by Mvh Mvhomes
18 Aug · 🌐

Location options for new play area

There are 4 location options for the new play area. These are:

- Option 1**
Heol Bryn Y Gwyddyl
- Option 2**
Heol Tai Mawr: Location A
- Option 3**
Heol Tai Mawr: Location B
- Option 4**
Heol Nantgau

Lansbury Road Development Opportunity
Private group
38 Members
[See Group](#)

on 1
Bryn Y Gwyddyl
to re-open the existing play area...
to re-open the existing play area...
to re-open the existing play area...

on 2
Tai Mawr: Location A
to re-open the existing play area...
to re-open the existing play area...
to re-open the existing play area...

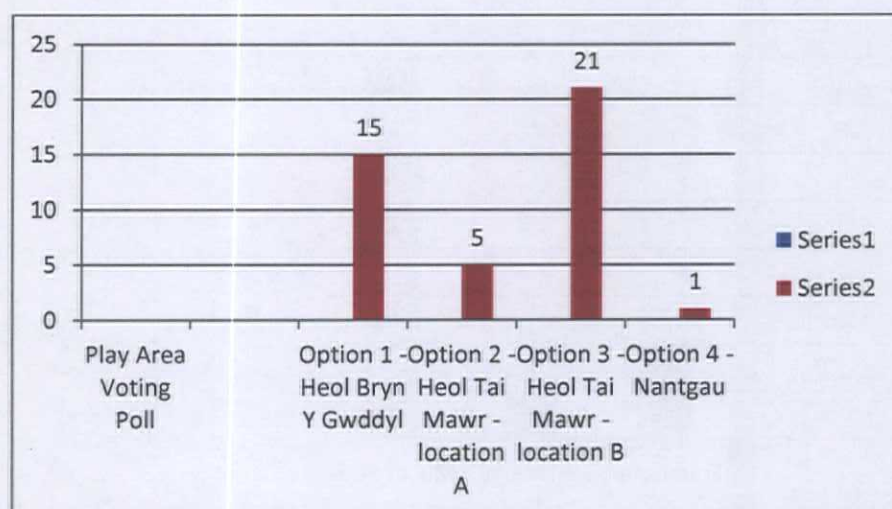
on 3
Tai Mawr: Location B
to re-open the existing play area...
to re-open the existing play area...
to re-open the existing play area...

Write a comment...

News Feed Friends Watch Marketplace Notifications Menu

Opportunity for voting was also given to those receiving telephone consultations and has been included in the full voting outcomes:

Play Area voting Outcomes:



Whilst votes and comments were given for both aspects of the consultation, those involved in the consultation were particularly interested in influencing where the play area would be re-located.

There was some quite strong opposition to Option 4. A number of residents contacted MVH via telephone (7 in total) and the closed Facebook Group was used as a platform to raise their concerns over this area being considered. Their interest and views were encouraging, and all dialogue ended up on a positive note. All were assured that the purpose of the exercise was to allow everyone to have their say and exercise influence over the choice of site.

Post and Telephone Communication

A smaller number of tenants and residents opted for post/telephone consultation. We wanted to ensure that everyone who wished to be involved in the consultation had the opportunity to do so, and used the more traditional methods of post and telephone as a supplement to digital platforms. A full information pack (as per the information shared in the Zoom event) was distributed via post, and included freepost return voting slips. This was followed up with a telephone call. For those tenants who had a particular need identified, a one to one relationship was established to ensure that they had an equal level of opportunity to everyone else.

Conclusion

As a 'check and balance' to this new way of undertaking a consultation, we asked as to whether those involved would provide us with some feedback as to how we might improve our approach. Generally, people were satisfied that they had an opportunity to be involved, and that a range of methods had been used to prevent anyone being excluded.

Here's a selection of some of the comments received:

"It was brilliant! I was well informed, there was nothing I was stuck on, the information was very clear. Everything was fantastic and I was so glad you phoned...it was lovely you did ever so well. Like I told you, I still think we need more bungalows as two will never be enough. I really enjoyed it and you were lovely on the phone...thank you for keeping me so up to date with it all"

Susan Kendry

Consulted via post / telephone

"Thank you I think it was very useful - loads of information and very helpful"

Hannah Clifford

Consulted via telephone and Facebook

"Everything was covered really well, very happy with all the information. I feel well prepared for the development and communication was really good."

Julie Morgan

Consulted via telephone

(Julie's garden backs directly on to the development site)

"100% happy with it, the information was clear and understandable. The Facebook page was really useful and nice that you can look back at the information anytime. Really happy no concerns. Well planned out really successful and good for more homes to come to the area especially for the elderly."

Christopher Waters

Consulted via telephone and Facebook

All of those involved in the consultation would like to continue with their involvement, and will be kept up to date regularly as to progress in relation to the development project. We will be seeking opportunities for further engagement and consultation throughout the course of this development.