

BL Extension S&G MERTHYR TYDFIL

**PROPOSED EXTENSION
TO
PRINT WORKS**

PRE-APPLICATION COMMUNITY CONSULTATION REPORT

Issue No. 1

december 2021



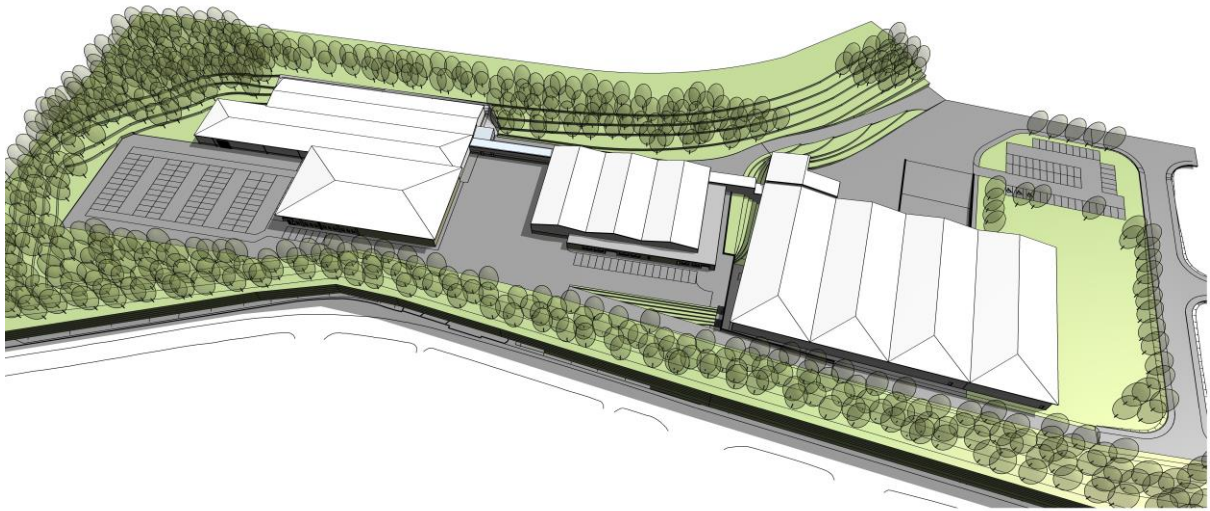
AVANTE ARCHITECTS

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REVISIONS

Issue No. 1 21st December 2021

- 1st Issue



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1.0 INTRODUCTION

This PAC Report has been compiled to outline the steps taken in pre-application consultations, the responses received, and the way in which the scheme has been amended to account for the points made.

2.0 SITE NOTICES

Site Notices that were displayed between 19 november 2021 and 21 december 21 are included overleaf.

The Notices were also forwarded to relevant Councillors as follows

Councillor Julian Amos

Councillor David Hughes

Councillor Tony Rogers

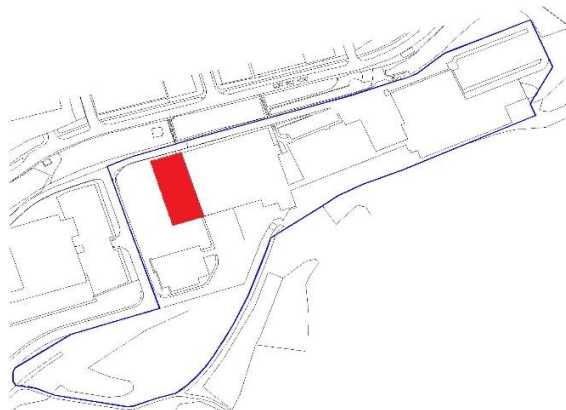
Councillor Declan Sammon

Merthyr Tydfil County Borough Council
Civic Centre
Castle Street
Merthyr Tydfil
CF47 8AN

Proposed Extension to Print Works

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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



Proposed development on land at Goat Mill Road, Dowlais CF48 3TD. The site location is illustrated on the map to the right.

Notice is given that S&G Group is intending to apply for an extension to existing print works

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

https://avantearchitects-my.sharepoint.com/:f/p/martyn_hayman/EimgZLPeHUIOunmlfOawrSEB-CB0_STr27LqpjtedVlxCA?e=jQhCdO

Computer facilities are available to view this information online at

Dowlais Library – Church Street, Dowlais, during the hours of: Monday 9:30 - 18:00 Tuesday 9:30 - 18:00 Wednesday 9:30 - 18:00 Thursday 9:30 - 18:00 Friday 9:30 - 18:00

Anyone who wishes to make representations regarding this proposed development must write to us by 17.12.2021 at

enquiries@avantearchitects.com

Avante Architects, Tec Marina, Penarth, Cardiff CF64 1SA

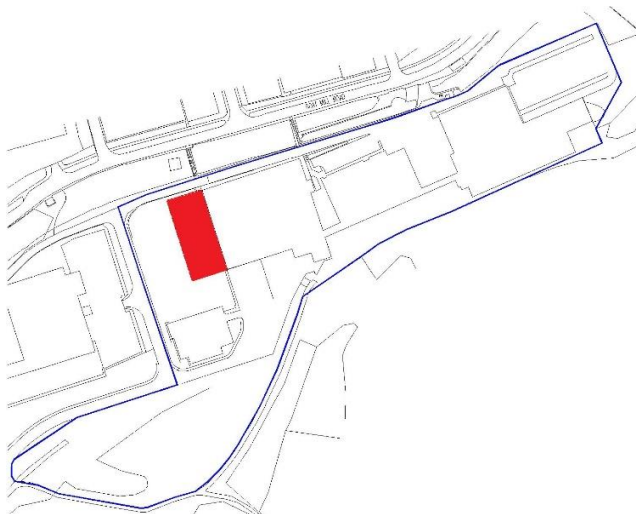
Signed: Martyn Hayman

Date: 19.11.2021

Estyniad Arfaethedig I'r Gwaith Argraffu

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D - Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais cynllunio I Gyngor Bwrdeistref Sirol Merthyr Tudful. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan Gyngor Bwrdeistref Sirol Merthyr Tudful; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i Gyngor Bwrdeistref Sirol Merthyr Tudful ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylw a gyflwynir gael ei gadw yn y ffeil gyhoeddus.



Datblygiad arfaethedig ar Goat Mill Road, Dowlais CF48 3TD. Dangosir lleoliad y safle ar y map ar y dde.

Rhoddir hysbysiad bod S&G Group yn bwriadu cymhwyso ar gyfer esteniad i'r Gwaith Argraffu sy'n bodoli eisoes

Cewch archwilio copïau o'r canlynol: • y cais arfaethedig; • y cynlluniau; a • dogfennau ategol eraill ar-lein yn https://avantearchitects-my.sharepoint.com/:f:/p/martyn_hayman/EimgZLPeHUIOunmlfOawrSEB-CB0_STr27LqjtedVlxCA?e=jQhCdO

Mae cyfleusterau cyfrifiadur ar gael i weld y wybodaeth hon ar-lein yng Llyfrgell Dowlais Library, yn ystod yr oriau canlynol

Dydd Llun 9:30 - 18:00 Dydd Mawrth 9:30 - 18:00 Dydd Mercher 9:30 - 18:00 Dydd Iau 9:30 - 18:00 Dydd Gwener 9:30 - 18:00

Rhaid i unrhyw un sydd eisiau gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu atom yn, erbyn: 17.12.2021

enquiries@avantearchitects.com

Avante Architects, Tec Marina, Penarth, Caerdydd CF64 1SA

Llofnod: Martyn Hayman

Dyddiad: 19.11.2021

3.0 SITE NOTICE DECLARATION

The Site Notices were monitored by the applicant, and confirmation is included at the end of this document that they were in position during the entire pre-consultation period.

4.0 SCHEDULE 1C NOTICE

A Schedule 1c Notice was served on the following Specialist Consultees and a copy of the Notice is included overleaf

Natural Resources Wales
Rivers House
St Mellons Business Park
St Mellons
Cardiff
CF3 0EY

Proposed Extension to Print Works

SCHEDULE 1C ARTICLE 2D CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012)

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

Proposed development on land at Goat Mill Road, Dowlais CF48 3TD.

I give the notice that S&G Group of Goat Mill Road, Dowlais CF48 3TD. is intending to apply for planning permission to construct an extension to their existing Print Works.

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

https://avantearchitects-my.sharepoint.com/:f:/p/martyn_hayman/EimgZLPeHUIOunmlfOawrSEB-CB0_STr27LqpjtedVlxCA?e=jQhCd

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to us by 17.12.2021, at

enquiries@avantearchitects.com

Avante Architects, Tec Marina, Penarth, Cardiff CF64 1SA



Signed: Martyn Hayman

Date: 19.11.2021

5.0 RESPONSES RECEIVED

Responses were received from the following specialist consultees, and these are included at the end of this document.

- NRW

No responses received from any of the Councillors

No responses received from the public as a result of the Suite Notices

6.0 ISSUES RAISED & RESPONSES

These have been considered as follows

NRW response

1. No issues raised.

Therefore no alterations to the scheme as a result of the Consultation process

7.0 NON STATUTORY CONSULTATION

No non-statutory consultation was undertaken, considering the general isolation of the site and the hidden nature of the extension

Martyn Hayman

From: Mike Fullalove <mike.fullalove@stephensandgeorge.co.uk>
Sent: 21 December 2021 13:48
To: martyn.hayman@ntlworld.com
Subject: 3067 S&G

Hi Martyn,

Sorry first day back from hols, notices are still in place and did not require replacing.

Mike Fullalove GradIOSH, MIIRSM
Facilities Manager

HELPING YOU TO COLOUR YOUR FUTURE



Goat Mill Road • Dowlais • Merthyr Tydfil • CF48 3TD
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Web: www.stephensandgeorge.co.uk

Stephens & George Ltd holds the following certifications:
ISO9001:2008, ISO 14001:2004, FSC (SGS-COC-003625) and PEFC (PEFC/16-33-254).
Registered office: Goat Mill Road, Dowlais, Merthyr Tydfil, CF48 3TD.
Registered in England, Company number 411176.

Enquiries at Avante Architects

From: South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk>
Sent: 23 November 2021 10:06
To: Enquiries at Avante Architects
Subject: Stat Pre-App - Land At Goat Mill Road (Stat Pre-App) - NRW Response NRW:05431945

Dear Sir/Madam

I refer you to your email dated 20 November 2021 and statutory pre-application consultation for the above.

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

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

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

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

We trust that the above comments are of assistance however, should you have any queries, please do not hesitate to contact me.

Kind Regards
Paige Minahan

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

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