



Town and Country Planning Act 1990 (As Amended)
The Town and Country Planning (Development Management Procedures)
(Wales) (Amended) Order 2016

Pre-Application Consultation Report

Proposed Application by Mr. S. Ashraf

Proposed Residential Flats Development:

Former Treharris Rugby Club, Perrott Street, Treharris, CF46 5ET

March 2023

Our Ref: 22/905

69 Walter Road, Swansea. SA1 4QA
Tel: 01792 648380 - Email: sgwplanning@aol.com

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Section 1 - Introduction

SGW Planning has been instructed by Mr. Syed Ashraf, (the landowner) to prepare a Pre-Application Consultation Report, in respect of their planning application proposing a change of use of the existing former Treharris Rugby Club building into 15 self-contained flats at the former Treharris Rugby Club, Perrott Street, Treharris, CF46 5ET.

In accordance with Part 1A of 'The Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016' (DMPO 2016), all 'Major Development' is required to be subject of pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.

The Order requires that the following constitutes a Pre-application Consultation:

- Publicity before application for Planning Permission (Section 2C)
- Consultation before applying for Planning Permission (Section 2D)
- Duty to respond to pre-application consultation (Section 2E)
- Pre-application Consultation Report (Section 2F)

This 'Pre-Application Consultation Report' is prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has complied with Section 61Z of the 1990 Act and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.

This report includes;

- A copy of the Site Notice
- A declaration that the notice was displayed correctly
- A map displaying site notice location
- Copies of all notices provided to Councillors, Town and Community Councils and Specialist Consultees
- A summary of all issues raised in response to the statutory publicity and confirmation whether and how the issues raised have been addressed
- Copies of all responses (where received) from Specialist Consultees and an explanation of how each response has been addressed
- Copies of all responses (where received) from Councillors, Town and Community Councils and Specialist Consultees
- Copies of all responses (where received) from the general public or owners and occupiers of adjoining land

Section 2 - Publicity before Applying for Planning Permission

In accordance with Section 2C of the Development Management Procedure Order 2016, the applicant has undertaken the appropriate publicity by way of:

- Displaying a site notice for a period of at least 28 days from 27th January 2023 to 28th February 2023. A copy of the site notice is included in the Appendices.
- Given requisite notice in writing to owners or occupiers of any land immediately adjoining the application site.
- Made the following information available for inspection;
 - Site Location Plan
 - Site Plans and Drawing Package including proposed and existing plans
 - Specialist Site Reports
 - Design & Access Statement
 - Development Publicity Notice
 - Draft Application Form

The documents were made available for inspections at the following locations;

SGW Planning's website on a dedicated 'Consultations' webpage for the period from 27th January 2023 to 28th February 2023. A copy of the webpage screen shot is included in the Appendices.

At publicly available computer facilities but specifically within the Treharris Library, Perrot Street, Treharris, CF46 5ET during the hours of:

Monday: 09:30 - 18:00, Tuesday: 09:30 - 18:00, Wednesday: 09:30 - 18:00, Thursday: Closed, Friday: 09:30 - 18:00, Saturday: Closed and Sunday: Closed.

* Note: With reference to the Town & Country Planning Wales, The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020: In accordance with Article 2G(3), it is confirmed that the modified form of Notice was placed on the land and sent to owners and occupiers of adjoining land where applicable.

In accordance with the requirements of Part 1A of The Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016 (DMPO 2016), I hereby declare on behalf of Mr. S. Ashraf, that SGW Planning has displayed the notice and advertised the proposed application correctly.

Section 3 - Consultation before Applying for Planning Permission

In accordance with Section 2D of the Development Management Order 2016 the applicant has undertaken consultations with the following consultees;

- Merthyr County Council Planning Department.
- Local Councillor, Cllr. Ian Thomas.
- Local Councillor, Cllr. Ernie Galsworthy.
- Local Councillor, Cllr. Gareth Richards.

The applicant has also undertaken consultation with the following specialist statutory/non-statutory consultees:

- NRW
- Merthyr County Council Highways Department
- Merthyr County Council SAB Officer
- Dwr Cymru / Welsh Water
- The Coal Authority
- CADW

The above consultees were given notice that responses were required within 28 days from the receipt of the notice, which was served directly by email on 30th January 2023.

Two site Notices (one A4 and one A3 size) were placed at the entrance to the site and on the site in publicly accessible locations.

In addition, some 25 adjoining properties were given notice that responses were required within 28 days from the receipt of the notice, via postal delivered letters and Notices on 27th January 2023, including:

- 6 – 12 Cardiff Road, Treharris, CF46 5EY,
- Flats 1 – 16, Junction of Perrott Street & Cardiff Road, Treharris, CF46 5EY
- 4 Perrott Street, Treharris, CF46 5ET
- Tabernacle Independent Chapel, Perrott Street, Treharris, CF46 5ET

Section 4 - Response to Pre-Application Consultation: Specialist Consultees

In accordance with the requests of Section 2E of its DMPO 2016, the following specialist consultees were consulted and responded to the pre-application consultation as noted and detailed below; (copies of responses are included in the Appendices).

Formal responses were received and are attached in order of receipt from:

- **The Coal Authority** (01/02/2023)
- **NRW** (01/02/2023)
- **Dwr Cymru / Welsh Water** (08/02/2023)
- **CADW** (13/02/2023)
- **Merthyr County Council Highways Department** (28/02/2023)

No formal responses were received from:

- Merthyr County Council Planning Department.
- Local Councillor, Cllr. Ian Thomas.
- Local Councillor, Cllr. Ernie Galsworthy.
- Local Councillor, Cllr. Gareth Richards.
- Merthyr County Council SAB Officer
- Any local residents

Details and responses where appropriate are provided below and shown '*in blue*' where taken directly from the consultees comments:

- **The Coal Authority**

Consultee Response:

'I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority. Therefore, there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at this site.

Accordingly, there is no requirement for the applicant to submit a Coal Mining Risk Assessment in support of any formal planning application for the redevelopment of this site and / or for the Local Planning Authority (LPA) to consult the Coal Authority on any planning application for this site. The LPA should add our Standing Advice on any planning permission granted.'

Action:

No further action required as the property is not located in a Development High Risk Area.

- **NRW**

Consultee Response:

'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 the pre-application consultation. If you believe this to be incorrect, please contact us, giving reasons and we will reconsider our position.'

Action:

No further action required.

- **Dwr Cymru / Welsh Water**

Consultee Response:

'Having reviewed the details submitted I 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.

As of 07/01/2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

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 Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

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

Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach 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.

Action:

No action required other than following the indicated standing advice.

- **CADW**

Consultee Response:

'Thank you for your letter of 30 January inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Our records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

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

Assessment

This pre-planning application is for the conversion of the existing building into flats at the Former Treharris Rugby Club, Perrott Street, Treharris, CF46 5ET.

There are no scheduled monuments, registered parks and gardens or world heritage sites within 500m of the application area.'

Action:

No further action required.

- **Merthyr County Council Highways Department**

Consultee Response:**'HIGHWAY ASSESSMENT***Access*

Access to the proposal will be achieved via the existing private access off Perrott Street. The access measures circa 30m in length and 3.9m wide. There is space identified for turning on the submitted site plan; however, the presence of a disabled parking space restricts its use somewhat.

Standard detail 104 indicates that a typical private access should measure 4.5m wide to facilitate adequate 2-way traffic flow.

The narrow width of the access and obstruction of the turning space gives cause for concern. The submitted site plan should be amended to include the available vision splay at the junction between the private access and Perrott Street.

Circulation

There is space identified for turning on the submitted site plan; however, the presence of a disabled parking space restricts its use somewhat. The site plan should be amended to indicate that an appropriate turning area is available. It would be preferable to omit the single parking space in order to provide an adequate turning area if necessary.

Parking

The proposal is for 15 no. 1 bedroom flats. In accordance with Wales Parking Standards 2008, the each flat has a requirement of 1 space per bedroom plus 1 space per 5 flats for visitors. This equates to a requirement of 15 space. The submitted site plan indicate a single parking space. However, as previously mentioned, it would be preferable to omit the single parking space in order to provide an adequate turning area if necessary.

The provision of only a single space or total lack of spaces gives cause for concern. Nevertheless consideration would be given to the properties existing/former use as a rugby club. The application should include an assessment of the properties existing and proposed uses. Should the proposed uses requirement be comparable or lesser than that of the existing the development would not attract highway objection.'

Action:

Revisit the site layout to omit the indicated disabled parking space and indicate the standard turning head as indicated in the response. Provide an indication of the visibility splays at the junction.

Provide an assessment of the existing and proposed use by way of contact with the Treharris Rugby Club to ascertain the properties former usage levels.

Section 5 - Response to Pre-Application Consultation: Adjoining Owners / Occupiers / Public / Local Members / Town Council

In response to the publicity given to the proposed development via the site Notices and direct email notification, there have been no formal responses received and therefore no further action can be taken.

Note: With reference to the Town & Country Planning Wales, The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020: In accordance with Article 2G(7), it is confirmed that no hard copies of documents have been requested or sent out to interested parties.

Section 6 - Conclusion

SGW Planning has been instructed by Mr. S. Ashraf (the landowner) to prepare a Pre-Application Consultation Report, in respect of their planning application proposing a change of use of the existing former Treharris Rugby Club building into 15 self-contained flats at the former Treharris Rugby Club, Perrott Street, Treharris, CF46 5ET.

This Pre-Application Consultation Report is prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has complied with Section 61Z of the 1990 Act and responded to the comments received from any interest party consulted under Section 61Z (3) or (4) of the 1990 Act.

As required by Sections 2C, 2D and 2E of the Development Management Procedure Order (2016), the forthcoming application has been publicised in accordance with the regulations. Consultations have been undertaken and responses are provided in this report.

In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the Order have been satisfied.

Section 7 - Appendices

Appendix 1

Schedule of all statutory/non-statutory consultees notified of the proposed development:

- Merthyr County Council Planning Department.
- Local Councillor, Cllr. Ian Thomas.
- Local Councillor, Cllr. Ernie Galsworthy.
- Local Councillor, Cllr. Gareth Richards.
- NRW
- LPA Highways Development Control
- Dwr Cymru / Welsh Water
- The Coal Authority
- CADW
- Adjoining residents as noted above

Appendix 2

Copy of Site Notice

Conversion of Existing Building to 15 No. Flats, Former Treharris Rugby Club, Perrott Street, Treharris, CF46 5ET

Trosi'r Adeilad Presennol yn 15 Rhif Fflat, Treharris gynt Clwb Rygbi, Stryd Perrott, Treharris, CF46 5ET

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

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN YMGEISIO AM GYNLLUNIO RHYBUDD CANIATÂU O DAN ERTHYGLAU 2C A 2D (FEL Y'U DIWYGIWYD GAN ERTHYGL 2G) - Tref a Gorchymyn Cynllunio Gwlad (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Notice is given that Mr. Syed Ashraf is intending to apply for planning permission for the conversion of the former rugby club building at Treharris, address as above.

This notice provides the opportunity to comment directly to the developer on the proposals prior to the submission of a planning application to Merthyr Tydfil County Borough Council (the 'LPA'). Any subsequent planning application will be publicised by the LPA.

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.

The site location is illustrated on the map below:

Rhoddir rhybudd bod Mr. Syed Ashraf yn bwriadu gwneud cais amdano caniatâd cynllunio ar gyfer addasu'r hen rygbi adeilad clwb yn Nhreharris, cyfeiriad fel uchod.

Mae'r rhybudd hwn yn rhoi cyfle i wneud sylwadau uniongyrchol i'r datblygwyr ar y cynigion cyn cyflwyno a cais cynllunio i Gyngor Bwrdeistref Sirol Merthyr Tudful (yr 'ACLI'). Bydd yr ACLI yn rhoi cyhoeddusrwydd i unrhyw gais cynllunio dilynol.

Ni fydd sylwadau a ddarperir mewn ymateb i'r rhybudd hwn yn niweidio'ch gallu i gyflwyno sylwadau i'r ACLI ar unrhyw un cais cynllunio cysylltiedig. Dylech nodi y gellir rhoi unrhyw sylwadau a gyflwynir ar y ffeil gyhoeddus.

Dangosir lleoliad y safle ar y map isod:



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

www.sgwplanning.co.uk/consultancy

If you are unable to access the documents electronically you may request copies of this information by emailing or telephoning the agent on the contact details below.

Gallwch archwilio copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill ar-lein yn:

www.sgwplanning.co.uk/consultancy

Os na allwch gael mynediad i'r dogfennau yn electronig chi caiff ofyn am gopïau o'r wybodaeth hon trwy e-bostio neu ffonio'r asiant ar y manylion cyswllt isod.

Computer facilities are available to view this information online at the Treharris Library, Perrott Street, Treharris, CF46 5ET during the hours of:

Mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Treharris, Stryd Perrott, Treharris, CF46 5ET yn ystod yr oriau canlynol:

Monday:	<i>Dydd Llun:</i>	09:30 - 18:00
Tuesday:	<i>Dydd Mawrth:</i>	09:30 - 18:00
Wednesday:	<i>Dydd Mercher:</i>	09:30 - 18:00
Thursday:	<i>Dydd Iau:</i>	Closed/Ar Gau
Friday:	<i>Dydd Gwener:</i>	09:30 - 18:00
Saturday:	<i>Dydd Sadwrn:</i>	Closed/Ar Gau
Sunday:	<i>Dydd Sul:</i>	Closed/Ar Gau

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

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau ynghylch datblygiad arfaethedig hwn ysgrifennu atom yn:



sgwplanning@aol.com



SGW Planning
Development Consultations (22/905)
69 Walter Road
Swansea
SA1 4QA



www.sgwplanning.co.uk

Please respond by: **Atebwch gan: 28.02.2023**

M. Shreves

Signed: **Llofnodwyd:** M. Shreves (SGW Planning)
Date: **Dyddiad:** 30.01.2023



Appendix 3

Photographs Identifying Site Notice Locations



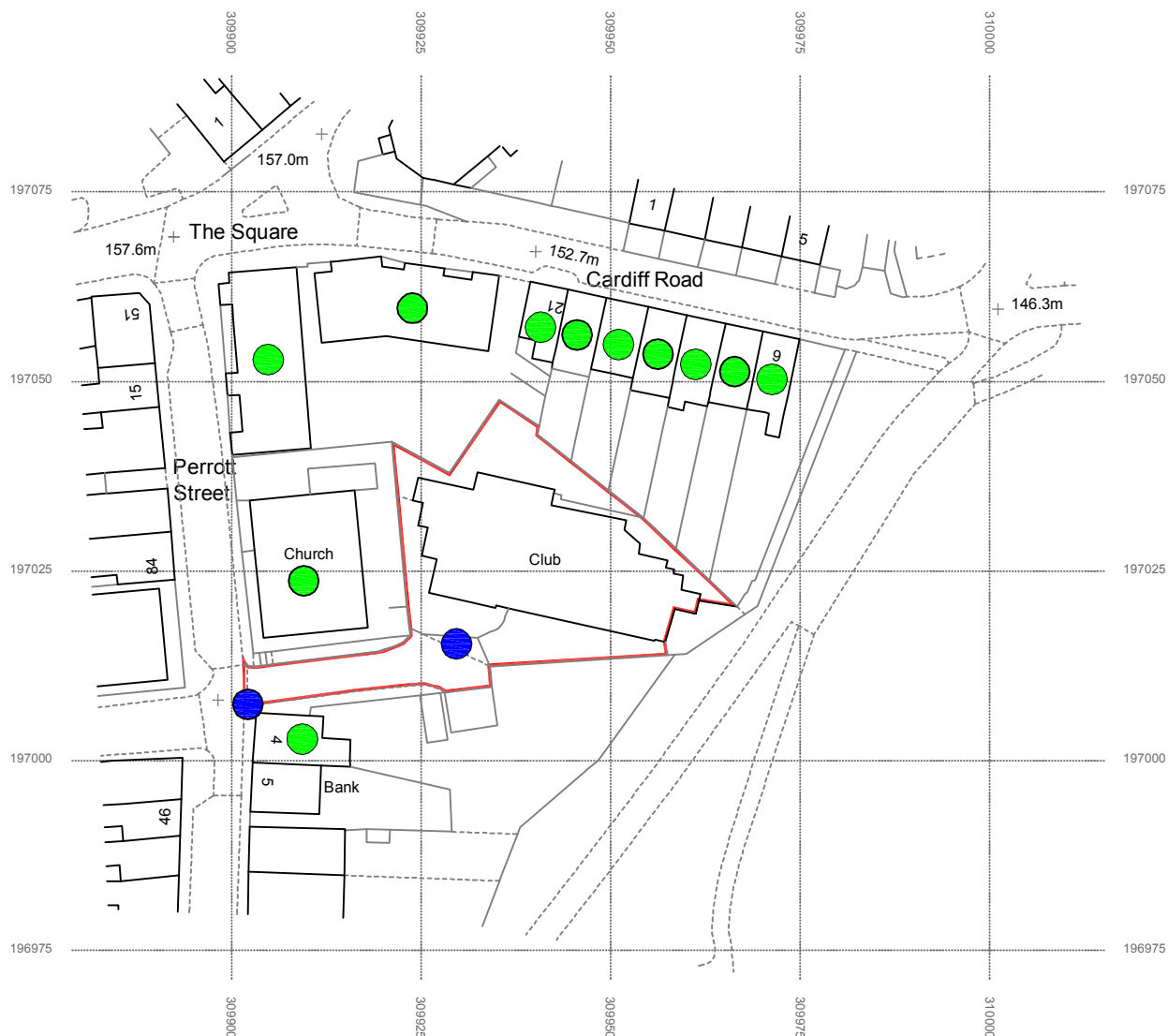
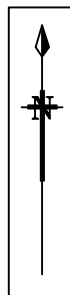
Site Notice located on lamppost at the entrance to the site and on the adjoining pedestrian footway



Additional Site Notice located immediately to the front of the building

LEGEND

- APPLICATION SITE
- DIRECT MAILSHOT PROPERTIES
- SITE NOTICE LOCATION



Consultation Letter Locations:

6 - 12 Cardiff Road, Treharris, CF46 5EY

Flats 1 - 16
Junction of Perrott Street & Cardiff Road
Treharris
CF46 5EY

4 - Perrott Street, Treharris, CF46 5ET
Tabernacle Independent Chapel, Perrott Street

Project

FORMER TREHARRIS RUGBY CLUB, TREHARRIS

Title

PAC - MAILSHOT/SITE NOTICE LOCATION

Drawn

MIS

Date

JANUARY 2023



69 Walter Road, Swansea, SA1 4QA - Tel: 01792 648380



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Appendix 4

Copies of All Notices Provided to Councillors, Town and Community Councils

Conversion of Existing Building to 15 No. Flats, Former Treharris Rugby Club, Perrott Street, Treharris, CF46 5ET

Trosi'r Adeilad Presennol yn 15 Rhif Fflat, Treharris gynt Clwb Rygbi, Stryd Perrott, Treharris, CF46 5ET

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

ATODLEN 1C: CYHOEDDUSRWYDD AC YMGYNGHORI CYN YMGEISIO AM GYNLLUNIO RHYBUDD CANIATÂU O DAN ERTHYGLAU 2C A 2D (FEL Y'U DIWYGIWYD GAN ERTHYGL 2G) - Tref a Gorchymyn Cynllunio Gwlad (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Notice is given that Mr. Syed Ashraf is intending to apply for planning permission for the conversion of the former rugby club building at Treharris, address as above.

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

In accordance with the requirements of Article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the address/email address below by the date shown.

The site location is illustrated on the map below:

Rhoddir rhybudd bod Mr. Syed Ashraf yn bwriadu gwneud cais amdano caniatâd cynllunio ar gyfer addasu'r hen rygbi adeilad clwb yn Nhreharris, cyfeiriad fel uchod.

Mae'r Hysbysiad hwn yn cynnwys cais ffurfiol am ymateb ymgynghori cyn ymgeisio o dan Erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Yn unol â gofynion Erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb ymgynghori i'r cyfeiriad / cyfeiriad e-bost isod erbyn y dyddiad a ddangosir.

Dangosir lleoliad y safle ar y map isod:



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

www.sgwplanning.co.uk/consultancy

If you are unable to access the documents electronically you may request copies of this information by emailing or telephoning the agent on the contact details below.

Gallwch archwilio copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill ar-lein yn:

www.sgwplanning.co.uk/consultancy

Os na allwch gael mynediad i'r dogfennau yn electronig chi caiff ofyn am gopïau o'r wybodaeth hon trwy e-bostio neu ffonio'r asiant ar y manylion cyswllt isod.

Computer facilities are available to view this information online at the Treharris Library, Perrot Street, Treharris, CF46 5ET during the hours of:

Mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Treharris, Stryd Perrot, Treharris, CF46 5ET yn ystod yr oriau canlynol:

Monday:	<i>Dydd Llun:</i>	09:30 - 18:00
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Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau ynghylch datblygiad arfaethedig hwn ysgrifennu atom yn:



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SA1 4QA



www.sgwplanning.co.uk

Please respond by: **Atebwch gan: 28.02.2023**

M. Shreves

Signed: **Llofnodwyd:** M. Shreves (SGW Planning)
Date: **Dyddiad:** 30.01.2023



Appendix 5

Copy of all Notices provided to specialist Consultees

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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

In accordance with the requirements of Article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the address/email address below by the date shown.

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Friday:	<i>Dydd Gwener:</i>	09:30 - 18:00
Saturday:	<i>Dydd Sadwrn:</i>	Closed/Ar Gau
Sunday:	<i>Dydd Sul:</i>	Closed/Ar Gau

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

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau ynghylch datblygiad arfaethedig hwn ysgrifennu atom yn:



sgwplanning@aol.com



SGW Planning
Development Consultations (22/905)
69 Walter Road
Swansea
SA1 4QA



www.sgwplanning.co.uk

Please respond by: **Atebwch gan: 28.02.2023**

M. Shreves

Signed: **Llofnodwyd:** M. Shreves (SGW Planning)
Date: **Dyddiad:** 30.01.2023



Appendix 6

Screen-shot of SGW Planning website 'Consultations' webpage portal



Appendix 7

Copies of all 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 Mark Shreves
SGW Planning

[By email: sgwplanning@aol.com]

01 February 2023

Dear Mr Shreves

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

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

Conversion of Existing Building to 15 No. Flats, Former Treharris Rugby Club, Perrott Street, Treharris, CF46 5ET

Thank you for your notification of 30 January 2023 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 Development High Risk Area as defined by the Coal Authority. Therefore, there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at this site.

Accordingly, there is no requirement for the applicant to submit a Coal Mining Risk Assessment in support of any formal planning application for the redevelopment of this site and / or for the Local Planning Authority (LPA) to consult the Coal Authority on any planning application for this site. The LPA should add our Standing Advice on any planning permission granted.

I trust that the above is helpful, however 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 & 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.

From: southeastplanning@cyfoethnaturiolcymru.gov.uk,
To: sgwplanning@aol.com,
Subject: Stat pre-App - Former Treharris Rugby Club (Stat pre-App) - NRW Response NRW:05433198
Date: Wed, 1 Feb 2023 12:31

Dear Sir/Madam

I refer to your email dated 30 January 2023 and statutory pre-application consultation for the above.

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

<http://www.assembly.wales/laid%20documents/sub-ld10539/sub-ld10539-e.pdf>

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

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

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

Kind Regards
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.

SGW Planning
69 Walter Road
Swansea
Swansea
SA1 4QA

Date: 08/02/2023
Our Ref: PPA0007558

Dear Sir/Madam,

Site Address: Former Treharris Rugby Club, Perrott Street, Treharris.

Development: PAC Conversion of Existing Building to 15 No. Flats, Former Treharris Rugby Club, Perrott Street, Treharris, CF46 5ET

I 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 and 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, 30/01/2023, 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 I 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.

As of 07/01/2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

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 Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

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

Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach 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.



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

Please 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.



Llywodraeth Cymru
Welsh Government

Plas Cawer, Unit 57, Cefn Coed
Park, Nantgarw, Cardiff, CF15 7QQ
Tel: 0300 025 6000
Email: cadw@gov.wales
www.cadw.gov.wales
0300 025 6000
cadw@gov.wales/cadw@llyw.cymru
www.cadw.gov.wales

SGW Planning

Eich cyfeirnod
Your reference

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

13 February 2023

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Conversion of existing Building to 15 Flats, Former Treharris Rugby Club, Perrott Street, Treharris, CF46 5ET

Thank you for your letter of 30 January inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Our records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

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

Assessment

This pre-planning application is for the conversion of the existing building into flats at the Former Treharris Rugby Club, Perrott Street, Treharris, CF46 5ET.

There are no scheduled monuments, registered parks and gardens or world heritage sites within 500m of the application area.

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

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

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



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk

Yours sincerely,

Laura Cooper
Diogelu a Pholisi / Protection and Policy

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Your Ref.:

Our Ref.:

To: SGW Planning

FAO: Mark Shreves

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 28/02/2023

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

PROPOSED DEVELOPMENT

Conversion of existing building to 15 no. Flats at the Former Treharris Rugby Club, Perrott Street, Treharris, Cf46 5ET

HIGHWAY ASSESSMENT

Access

Access to the proposal will be achieved via the existing private access off Perrott Street. The access measures circa 30m in length and 3.9m wide. There is space identified for turning on the submitted site plan; however, the presence of a disabled parking space restricts its use somewhat.

Standard detail 104 indicates that a typical private access should measure 4.5m wide to facilitate adequate 2-way traffic flow.

The narrow width of the access and obstruction of the turning space gives cause for concern. The submitted site plan should be amended to include the available vision splay at the junction between the private access and Perrott Street.

Circulation

There is space identified for turning on the submitted site plan; however, the presence of a disabled parking space restricts its use somewhat. The site plan should be amended to indicate that an appropriate turning area is available. It would be preferable to omit the single parking space in order to provide an adequate turning area if necessary.

Parking

The proposal is for 15 no. 1 bedroom flats. In accordance with Wales Parking Standards 2008, the each flat has a requirement of 1 space per bedroom plus 1 space per 5 flats for visitors. This equates to a requirement of 15 space. The submitted site plan indicate a single parking space. However, as previously mentioned, it would be preferable to omit the single parking space in order to provide an adequate turning area if necessary.

The provision of only a single space or total lack of spaces gives cause for concern. Nevertheless consideration would be given to the properties existing/former use as a rugby club. The application should include an assessment of the properties existing and proposed uses. Should the proposed uses requirement be comparable or lesser than that of the existing the development would not attract highway objection.

NOTES

A handwritten signature in black ink, appearing to read 'M. Tanner', with a horizontal line underneath.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways