

22 May 2025

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SENT VIA EMAIL: planning@merthyr.gov.uk

Dear Sir/Madam

DEMOLITION, GROUND RECLAMATION AND REMEDIATION AND OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR THE MAIN ACCESS POINTS) FOR THE COMPREHENSIVE REDEVELOPMENT OF THE FORMER HOOVER SITE TO CREATE A NEW NEIGHBOURHOOD, INCLUDING UP TO 441 NEW HOMES, 1.5 HECTARES OF EMPLOYMENT LAND (INCLUDING B1 (BUSINESS), B2 (GENERAL INDUSTRIAL), B8 (STORAGE AND DISTRIBUTION) AND SUI GENERIS USES), COMMUNITY HUB (INCLUDING A1 (SHOPS), A2 (FINANCIAL AND PROFESSIONAL SERVICES) A3 (FOOD AND DRINK), B1 (BUSINESS), D1 (NON-RESIDENTIAL INSTITUTIONS) AND SUI GENERIS USES), COMMUNITY HEAT HUB, METRO STATION AND TRANSPORT HUB (INCLUDING TRANSPORT INTERCHANGE AND PARKING), A NETWORK OF OPEN SPACES (INCLUDING PARKLAND, ACTIVE TRAVEL ROUTES, AREAS FOR INFORMAL RECREATION AND SUDS ATTENUATION FEATURES) TOGETHER WITH ASSOCIATED WORKS, INCLUDING IMPROVEMENT/WORKS TO THE HIGHWAY NETWORK.

This planning application is submitted by Walters Land Limited for the redevelopment of the former Hoover site in Merthyr Tydfil. The application is submitted in outline with all matters, aside from the main accesses, being reserved for subsequent approval.

Through its team of consultants, Walters has undertaken a comprehensive assessment of the site and the application proposals. The application is supported by a number of statements and assessments to demonstrate the site's potential and acceptability. These include:

- A Design and Access Statement ('DAS') (ref. Issue 02) prepared by Hammond Architectural Limited;
- A Drainage Strategy Report and Flood Statement (ref. 24358-R-601-Drainage Strategy-B) prepared by Quad Consult;
- A Transport Assessment ('TA') (ref. C24127/TA01) and Framework Travel Plan ('FTP') (ref. C24127/TP01) prepared by Apex Transport Planning Limited;
- A Geoenvironmental and Geotechnical Site Investigation and Outline Remediation Strategy (ref. 14275/JJ/25/DS) prepared by Integral Geotechnique. Also submitted with the application to demonstrate that a significant amount of ground survey work has been carried out for the site is the Ground Investigation Report (ref. GC-4005-RED-75-XX-RP-0002) prepared by Redstart. Integral Geotechnique's SI report summarises, updates and, therefore, supersedes Redstart's report;
- A Coal Mining Risk Assessment (ref. 14275/JJ/25/CMRA) prepared by Integral Geotechnique;
- A Preliminary Ecological Appraisal ('PEA') (ref. K001-PEA Report-V1.2) prepared by Sylvan Ecology. This PEA updates the findings of the Redstart PEA (ref.

GC4005-RED-74-XX-RP-L-0001), which was undertaken in April 2022 (report dated May 2022). The two reports are submitted to inform this application;

- A Green Infrastructure Statement ('GIS') (dated March 2025) prepared by TDA;
- A Tree Survey ('TS') (dated November 2024) and Tree Constraints Plan (dated November 2024) prepared by Treescene Arboricultural Consultants;
- A Noise and Vibration Assessment ('NVA') (ref. 7479/ENS1) prepared by Hunter Acoustics;
- An Archaeological Assessment ('AA') (ref. edp9020_r002a) prepared by EDP;
- A Planning Statement ('PS') (ref. Walt01 Issue 02) prepared by Dinas Planning; and
- A Pre-Application Consultation ('PAC') Report (dated 16 May 2025) prepared by Dinas Planning.

This submission also includes this cover letter, the relevant application forms, and notices and two drawings prepared by Hammond Architectural Limited that confirm the extent of the site and the parameters assessed as part of this outline application:

- A Site Location Plan (ref. 2479 SLP-01); and
- A Development Framework Parameter Plan (ref. 2479 DFP 01 rev C).

Also included with the submission are general arrangement plans and swept path analysis prepared by Apex Transport Planning Limited for the two accesses off Merthyr Road, including:

- General Arrangement of Proposed Northern Site Access (ref. C24127-ATP-DR-TP-001);
- General Arrangement of Proposed Southern Site Access (ref. C24127-ATP-DR-TP-002);
- Swept Path Analysis – Northern Site Access (ref. C24127-ATP-DR-TP-003); and
- Swept Path Analysis – Southern Site Access (ref. C24127-ATP-DR-TP-004).

With regard to the planning application forms, clarity is required around some of the questions, including:

- Vehicle parking – we have responded 'yes' to this question as vehicle parking is to be provided by the development. More details are provided in the accompanying Transport Assessment prepared by Apex Transport Planning Limited. Details on the location of the proposed on-site parking and cycling spaces are to be agreed by future reserved matters application(s), should outline planning permission be granted.
- Residential/Dwelling units – we have responded 'yes' to this question. Further detail on affordable housing is set out in the accompanying Planning Statement prepared by Dinas Planning. Precise locations of the proposed affordable housing will be agreed by future reserved matters application(s), should outline planning permission be granted.
- Non-residential floorspace – the figures provided for the proposed non-residential floorspace is an estimate based on the size of the areas of land proposed for employment and the community hub. Details for each area will be subject to reserved matters application(s), should outline planning permission be granted.
- Employment – we have responded 'no' to this question as the figures we have for potential employment generated by the redevelopment of the site are based on the

HBF calculator and the delivery of up to 441 new homes. As set out in the accompanying Planning Statement, delivery of the site has the potential to support the employment of 1,532 people.

Payment of the requisite planning fee for the outline application of £27,785 - which is based on a site area of 15.93 hectares (as set out and confirmed in the planning application forms, Site Location Plan and DAS) – will be made directly to Merthyr Tydfil County Borough Council.

I trust the application includes all necessary information to support the proposals. However, should you require any further information, please do not hesitate to contact me.

Your faithfully,



MERYL LEWIS

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