
Pre-Application Consultation Report

The Hoover Site, Pentrebach,
Merthyr Tydfil

Prepared for: Walters Land Ltd

16 May 2025
Issue: Final



CONTENTS

1. Introduction	3
2. Overview of Pre-Application Consultation	5
3. Response to Notifications and Consultation	7
4 Conclusion	15

Appendices

Appendix 1: The letter and notice sent to owners and occupiers of adjoining land, along with a list of the neighbours notified

Appendix 2: A copy of the site notice and declaration that the site notice was displayed in accordance with the statutory requirements

Appendix 3: A copy of the letter and notices provided to councillors, town and community councils and specialist consultees.

Appendix 4: Responses from specialist consultees.

1. Introduction

- 1.1. The Development Management Procedure (Wales) (Amendment) Order 2016, a piece of legislation subordinate to the Planning (Wales) Act 2015, requires all applicants for major developments to undertake Pre-Application Consultation (PAC), making available a final draft version of the application at least 28 days before the submission of the formal planning application. The draft application should be made available to specialist consultees, community consultees and members of the public through the sending of letters and display of site notices.
- 1.2. Having undertaken PAC, applicants are then required to produce, and submit as part of the application, a PAC Report which includes:
 1. Information about the method of public notification and how both community consultees and specialist consultees were made aware of the application.
 2. A copy of the notice given to owners and occupiers of adjoining land.
 3. A copy of the site notice and declaration that the site notice was displayed in accordance with the statutory requirements.
 4. Copies of all notices provided to Councillors, town and community councils and specialist consultees.
 5. A summary of issues raised in response to the statutory publicity (responses from members of the public), an overview of whether these issues have been addressed and, if so, how they have been addressed.
 6. Copies of responses received from specialist and statutory consultees with an explanation of how each response has been addressed.
- 1.3. The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 defines major development as residential developments of more than 10 units or on sites over 0.5ha, the provision of buildings with a floorspace in excess of 1,000sqm, development on a site with an area of over 1ha or the winning and working of materials.
- 1.4. Planning permission is to be sought by Walters Land Ltd for:

'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.'

- 1.5. The proposed development exceeds 10 new dwellings and therefore PAC, and an associated report, is required.
- 1.6. The following table shows how each of the requirements listed above have been addressed:

Requirement	Relevant Section of PAC Report
1	Addressed in Section 2 of this PAC Report
2	Included as Appendix 1
3	Included as Appendix 2
4	Included as Appendix 3
5	Addressed in Section 3 of this PAC Report
6	Addressed in Section 4 of this PAC Report with copies provided in Appendix 4

2. Overview of Pre-Application Consultation

2.1. This section details how the PAC was undertaken. It is split into three sections - the first considering how members of the public were made aware of the application, the second detailing how Community Consultees were made aware of the application and the third setting out how Specialist Consultees were made aware of the application.

Public Notification

2.2. Public notification was carried out through two processes.

2.3. Letters were sent to owners and occupiers of all adjacent land, commercial and residential properties. A letter drop took place for surrounding residential streets covering properties on Anthony Hill Court, Greenfield Gardens, Greenfield Court, St James Close, Cardiff Street, Alexandra Place, Waunwylt Court, Chapel St, Church View, River Row, Hopkins Close, Stanfield Close and Llwyn Yr Eos. A copy of the notice letters sent to owners and occupiers of adjoining land is included as **Appendix 1**. A plan showing the coverage of the letter drop is included, along with a list of the addresses of neighbouring landowners notified by post.

2.4. Secondly, six site notices were displayed close to the application site. A copy of the site notice is included as **Appendix 2** along with a declaration confirming that the site notice was displayed in accordance with the statutory requirements and a plan showing the location of the site notices.

Community Consultees

2.5. Applicants are required to notify the local members representing the ward the application site is located within. The following Councillors were sent letters:

- Brent Carter;
- Gareth Lewis; and
- Anna Williams-Price.

2.6. A copy of the letter and notice sent to Community Consultees is included at **Appendix 3**.

Specialist Consultees

2.7. Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales)(Amendment)Order 2016 identifies in which cases Specialist Consultees should be informed. In line with Schedule 4, letters were sent to the following specialist consultees (**bold** indicates that a response was received):

- Merthyr Tydfil Council (Planning & Highways)
- Dwr Cymru Welsh Water
- **South Wales Fire & Rescue**

- **Natural Resources Wales**
- **CADW**
- Welsh Ministers
- **Coal Authority**
- **Welsh Government Trunk Road Agency**
- **Transport for Wales**
- **Network Rail**
- **National Grid**
- Sports Council for Wales
- Cadent Gas

2.8. A copy of the letter sent to Specialist Consultees is included at **Appendix 3**. The same letter and notice were used as for community consultees.

Availability of Draft Application Documents

- 2.9. Applicants are required to make the draft planning application publicly available for a period of at least 28 days prior to the submission of the planning application.
- 2.10. The notice letters to owners/ occupiers of adjoining land, letters to Community Consultees, letters to Specialist Consultees and the site notices stated that copies of the proposed application, the plans, and other supporting documents could be viewed online. QR codes, and web addresses were provided within the notices.
- 2.11. This website was live online between 12 April and 16 May 2025.
- 2.12. The notice provided to owners/occupiers of adjoining land and the notice used as a site notice identified how computer facilities could be accessed to view the documents.
- 2.13. All of the notices provided the email and postal address for which any comments should be sent directly to.

3. Response to Notifications and Consultation

3.1. This section of the PAC Report summarises all responses received through the public notification and consultation process undertaken. It identifies whether these issues have been addressed and provides an explanation of how these responses have been considered and addressed as part of the formal planning application.

3.2. The responses are summarised in the table below. In total, (10 inc TFW) responses were received. As required, copies of responses from Specialist Consultees are reproduced at **Appendix 4**. Responses from non-specialist consultees are summarised below but not reproduced in full for GDPR reasons.

Consultee	Summary of Comments	Applicant's Response
Network Rail	Response stating that the rail assets at this location are owned by Transport for Wales, we therefore have no comments.	N/A - TFW were consulted at the same time.
National Grid	<p>The statutory clearances indicated on the drawing provided must be maintained at all times (including during construction) and a minimum of a 15m stand off from our tower to any buildings or structures should also be observed.</p> <p>It is always our preference to have no buildings or structures directly underneath our conductors and we will need suitable vehicular access to be made available during and post construction.</p>	To be noted and addressed as part of the detailed Reserved Matters submission. However, the Development Framework Parameter Plan submitted to support the outline application takes consideration of the clearance required.
Cadw	<p>Our records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.</p> <p>We therefore have no comments to make on the proposed development.</p> <p>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</p>	No action required. The Historic Environment Record was investigated and addressed as part of the submitted Archaeological Assessment.

Transport for Wales	<p>Strategic Development</p> <p>Raised query over space between river and railway to accommodate the up platform and access arrangements with second track. Developer consideration was space for down platform only, taking railway position as fixed. Therefore, to construct may need to slew the lines to the east to fit in. In theory there may be room for this, in the wide 'green strip' also accommodating cycling /walkway etc. between the houses and the railway.</p> <p>There was also land potentially for parking, but this is on opposite side of main road away from station itself. Comment that further design work required to determine the land ownership boundaries needed to deliver it in the future, but there is no obligation on the developer or MCBC to fund this work.</p> <p>MCBC also had proposed that this could replace the existing Pentre Bach station to the south, as not far away, but it would be in the 'wrong' direction for most existing users. That station has no parking but would be well located for P&R.</p> <p>Customer Operations</p> <p>No comments at this stage as their input would be when the station scheme is under live development.</p> <p>Asset Management</p> <p>Need to understand the interfaces on the site and the existing rail infrastructure, particularly on elements such as the drainage proposals (e.g. SUDS, site run off) Also need to understand the proposals for the future metro station/interchange.</p> <p>Active Travel comments were also provided, reproduced in full at Appendix 4.</p>	<p>The masterplan provided with the outline submission was devised to make allowance for and safeguard land for future development by TFW to deliver Metro and other improvements.</p> <p>The comments from TFW raise queries that require further dialogue and understanding of their future plans, although it is apparent that any proposals are at a very early stage. Notably the allowance for a down platform only is considered reasonable given the frequency of the arrangement on the same line.</p> <p>The application is made in outline only, and there is an opportunity for further dialogue with TFW. However, the comments are not provided with sufficient clarity at this stage to warrant changes being considered to the submission to the LPA.</p> <p>Active Travel comments have been provided which are outside of the remit of the reason for the specialist consultation, which was to invite comments on the impacts on the rail network. The comments are reproduced at Appendix 4 and will be considered alongside application feedback</p>
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		from the Highways Authority.
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The Coal Authority	<p>The application site falls within the defined Development High Risk Area.</p> <p>The Coal Authority's information indicates that the site lies in an area of both actual and probable shallow coal mine workings. Thick coal seams also outcropped across the site.</p> <p>Voids and broken/disturbed ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.</p> <p>In addition to the above, our records indicate the presence of two recorded mine entries (shafts) within close proximity of the planning boundary. An untreated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.</p> <p>In terms of the submitted Ground Investigation Report prepared by Redstart Ltd and dated February 2024, my personal opinion is that the Report would be sufficient to accompany any subsequent future planning application to meet the requirements of National policy.</p> <p>In terms of the Report's content, the Report confirms that crown hole migration 10T Risk Zones have been identified to define areas requiring likely treatment.</p> <p>These works could be ensured by way of condition on any permission.</p> <p>In regard to the recorded mine entries, both are located outside the site boundary, but could be within influencing distance of it. Whilst the content of the Report confirms that the land use, which could potentially be affected is likely to remain the same, we welcome the applicant's commitment to confirm the depth to rockhead at the site boundary, along with their conjectured locations to establish a worst-case scenario in terms of their potential resultant zones of influence.</p> <p>These works could also be ensured by condition and any subsequent future development layout should be informed by the results.</p> <p>On account of the above, the likely Coal Authority recommendation would be no objections, subject to the imposition of a condition to ensure the implementation of the necessary remedial measures and the works necessary to establish the layout implications posed by the two recorded mine entries within close proximity of the site.</p>	<p>No action required. Request for condition noted and will be discussed with the LPA as part of the application process.</p>
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WG Trunk Road Agency	<p>The Welsh Government as highway authority for the A4060 trunk road would request additional information. It is appreciated you are only seeking approval for the access points onto the local road network, however, before we can give any agreements / conditions on the development, we will need to determine the proposals are feasible from a trunk road perspective.</p> <p>You would be required to provide the following information to support any application;</p> <p>An updated Transport Assessment (TA) to include detailed traffic modelling of the following trunk road junctions to check capacity;</p> <p>A4060 / Merthyr Road A4060 / Triangle Business Park Rd A470 / A4060 A470 / A4102</p> <p>The assessments should be undertaken to include any high seasonal variations (if appropriate) and AM / PM peak hour flows on the trunk road network. Committed development in the immediate vicinity, should be included.</p> <p>Should junction capacity for the worst case scenario be observed to be operating above the theoretical Ratio of Flow Capacity (RFC) value of 0.85, the applicant would be required to supply proposals to alleviate capacity concerns mitigating the developments impact.</p> <p>Alternatively, reasoning for its acceptability should be supplied for our full consideration, noting a comparison should be made between the historical and proposed traffic generation to determine whether the development would be classed as material.</p> <p>The TA should also investigate Active Travel / multi modal connections in line with current guidance in active travel and the policy of the Welsh Transport Strategy to maximise local accessibility and minimise private vehicular trip generation.</p>	<p>The comments are noted, however, there is a concern that the requests are onerous and unnecessary given that impacts of the proposed development traffic on the specified junctions are either negligible or lower than the current permitted use of the site and the historic uses that have taken place on it. In the circumstances, further dialogue with the Trunk Road Agency is planned with the aim of reducing the scope/removing the requirement for further modelling.</p>
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Natural Resources Wales	<p>We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following conditions to any planning permission granted:</p> <p>Condition: Land affected by contamination Condition: Contamination verification report Condition: Unsuspected contamination Condition: Surface water drainage Condition: Piling Condition: Construction Environment Management Plan</p> <p>Please note, without these conditions, we would be likely to object to the planning application</p> <p>Flood Risk The planning application proposes highly vulnerable development (residential and mixed use). The Flood Map for Planning identifies the application site to be outside risk of flooding.</p> <p>We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.</p> <p>We have reviewed the Drainage Strategy Report and Flood Statement undertaken by Quad Consult – dated 4 April 2025. Our advice to you is that the FCA satisfactorily demonstrates that the risks and consequences of flooding are manageable to an acceptable level.</p>	<p>The suggestions for conditions are noted and will be discussed with the LPA as part of the planning application process and when the full range of consultation responses are available following the statutory consultation to be undertaken by the LPA.</p> <p>Recognition of the FCA findings are welcomed.</p>
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NRW continued	<p>Protected Species</p> <p>We have reviewed the following information submitted in support of the application:</p> <ul style="list-style-type: none"> • Preliminary Ecological Assessment prepared by Redstart dated May 2022. <p>We note that the submitted report has identified that bats may be present at the application site. However, section 6.1 of the report advises that further survey work is required in the form of emergence surveys. We concur with this advice.</p> <p>We advise that the additional survey work recommended in the report is undertaken and results submitted prior to determination of the application. Surveys should be undertaken in accordance with published best practice. If evidence of bat use is found, suitable avoidance, mitigation or compensation measures should also be provided as appropriate to the species and their use of the site.</p> <p>Based on the draft application, as submitted, we would be unable to provide the planning authority with any assurance that the proposal would not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.</p>	<p>The requirement for additional species surveys are noted. These are seasonal and are underway at present. Updated results will be provided as the planning application progresses.</p>
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South Wales Fire and Rescue Service	<p>South Wales Fire and Rescue Service have looked at the application and agree with the application.</p> <p>Further comment will be made at full planning application stage.</p>	Noted - no action required.
National Grid	<p>Notes that the site includes 400 kV overhead lines. The statutory clearances indicated on the provided drawing must be maintained at all times (including during construction) and a minimum of a 15m stand off from our tower to any buildings or structures should also be observed.</p> <p>It is always our preference to have no buildings or structures directly underneath our conductors and we will need suitable vehicular access to be made available during and post construction.</p>	Points to be noted and addressed during the reserved matters stage and through detailed design.
Merthyr Tydfil Cricket Club	<p>Object to the proposal. They state that whilst they understand the need for residential development and recognise the likelihood of this project proceeding, they wish to express disapproval of the plans due to their impact on local sports provision and community wellbeing.</p> <p>Their concern is that the development will result in the loss of green space currently used by the cricket club. They set out concerns over the notice given and suggest that this has had an impact on their ability to train and play competitively and safely, as well as impacting on the club's revenue.</p> <p>They request that mitigation is considered to support cricket in Merthyr Tydfil. They state a willingness to engage constructively with the planning authority and developers to find a resolution that supports both development needs and the future of community sport in the borough.</p>	<p>This cricket ground has only been let on short-term leases in recent history, with the full knowledge that the site will be developed for the allocated purpose in the short to medium term.</p> <p>Policies SW3-3 and SW6 make no reference to the need to retain the sports pitch. The need (or lack of) to retain the on-site sports pitch was considered during the allocation of the site and at the RLDP examination, with the Inspector considering this point specifically in their report, concluding that the loss of the sports ground would not lead to a deficiency in outdoor sports areas and pitches and, that there is no objection to the loss of the sports ground from the Sports Council for Wales or Fields in Trust, whom</p>

		<p>were consulted during the Plan's production.</p> <p>Further discussions will be held during the course of the application. At this stage there is no planning policy support for retention of or mitigation for the loss of the cricket pitch or facilities.</p>
Local Resident	<p>Appreciates the need for the work to be carried out. Raises a concern about the development of the number of homes that are going to be constructed. The reason for the concern is twofold. (1) The building of this number of homes and the impact on school places. (2) the traffic impacts on Abercanaid and Pentrebach.</p>	<p>The concerns are noted. The traffic impacts are address in the supporting Transport Assessment and will be scrutinised through the application process.</p> <p>The Local Authority will review the impacts on school places as part of the statutory application process and any issues raised will be discussed and addressed if necessary, prior to determination.</p>

- 3.3. Specialist Consultee responses are predominantly supportive of the proposals, subject to conditions. In the case of the response from NRW on Bat surveys, further surveys are underway and will be presented during the course of the application for further consideration.
- 3.4. The response from the WG Trunk Road Agency will be addressed through further dialogue with them, although it should be noted that the TA already assess the impacts on the junctions raised and shows negligible impact. This will be reviewed further as part of the application process, with the aim of providing further information to satisfy their concerns, albeit that should not require additional modelling as set out in their response.
- 3.5. Only two responses were received from the public consultation exercise (non-specialist consultees). These have not raised any issues which need to be addressed through changes to the scheme consulted on. The issues raised are noted and will be discussed with the LPA and taken into consideration as part of the planning application process.

4. Conclusion

- 4.1. This PAC Report has been produced as a result of the development proposed by Walters Land Ltd at The Hoover Site, Pentrebach, Merthyr Tydfil falling within the category of 'major development' as defined in the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.
- 4.2. The previous sections of this Report and the appendices that follow on from this conclusion demonstrate that PAC has been undertaken in line with (and going beyond the requirements of) national guidance set out in The Development Management Procedure (Wales) Order 2012 as amended by the Planning (Wales) Act 2015.
- 4.3. This report has been prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act").
- 4.4. It sets out comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act and explains why no changes to the proposals are necessary ahead of the submission of the planning application.
- 4.5. As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations. 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.
- 4.6. The consultation exercise involved direct letter drops and letters to over 300 nearby landowners, occupiers and residents. Six site notices were erected on and around the site. The consultation solicited two responses from the public. These have not raised any issues which need to be addressed through changes to the scheme consulted on. The issues raised are noted and will be discussed with the LPA and taken into consideration as part of the planning application process.
- 4.7. The responses from Specialist Consultees have not raised any objections or key issues which require changes to the proposals to address any points raised.
- 4.8. The consultation has raised some points which require consideration during the application process, and conditions have been suggested to ensure that the application can proceed to a positive determination. The suggested conditions will be further scrutinised and a response provided during the application process as the statutory consultations are provided.

Appendix 1

The letter and notice sent to owners and occupiers of adjoining land, along with a list of the neighbours notified

Neighbouring Land Owner Notifications

THE WELSH MINISTERS Address: Crown Building, Cathays Park, Cardiff, CF10 3NQ

THE SECRETARY OF STATE FOR WALES Address: Welsh Office, Cathays Park, Cardiff, CF1 3NQ

THE NATIONAL ASSEMBLY FOR WALES Address: Crown Building, Cathays Park, Cardiff, CF10 3NQ

BAYLIS (GLOUCESTER) HOLDINGS LIMITED Address: Citypoint 16th Floor, 1 Ropemaker Street, London, EC2Y 9AW

LONGFORD INVESTMENT (NO.2) LIMITED Address: Merlin House, Charnham Lane, Hungerford, RG17 0EY

BRANDY BRIDGE (MERTHYR TYDFIL) LIMITED Address: Thomas & Davies, Pentrebach Road, Merthyr Tydfil, CF48 1YA

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL Address: Civic Centre, Castle Street, Merthyr Tydfil, CF47 8AN

ROYAL SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS Address: Causeway, Horsham, W Sussex

CITICLIENT (CPF) NOMINEES NO 2 LIMITED Address: Citigroup Centre, Canada Square, Canary Wharf, London, E14 5LB

MC478 LIMITED Address: Cwmbran Ford, Avondale Road, Pontrhydyrun, Cwmbran, NP44 1TT

DAVIES HOMES LIMITED Address: 7 Gelliwastad Road, Pontypridd, CF37 2BP

TRIBOTICS, Pentrebach, Merthyr Tydfil CF48 4TQ

TRANSPORT FOR WALES Address: 3 Llys Cadwyn, Pontypridd, CF37 4TH

THE MERTHYR TYDFIL INSTITUTE FOR THE BLIND Address: Unit F, Maesgwynne Industrial Estate, Merthyr Tydfil, CF48 2SD

WHITBREAD GROUP PLC Address: Whitbread Court, Porz Avenue, Houghton Hall Park, Houghton Regis, Dunstable, LU5 5XE

MLZ TECHNOLOGIES LIMITED Address: 4 Newland Park, Incline Top, Merthyr Tydfil, CF47 0TJ

WELSH AMBULANCE SERVICE NHS TRUST Address: Holywell Ambulance Station, Whitford Street, Holywell

GREENFIELD SPECIAL SCHOOL, Duffryn Rd, Pentrebach, Merthyr Tydfil CF48 4BJ

HALLMARK HEALTHCARE (MERTHYR) LIMITED Address: 2 Kingfisher House, Woodbrook Crescent, Billericay, Essex, CM12 0EQ



Letter drops with notifications of the consultation were made to all properties within the red line



The Owner/Occupier

14/04/25

Dear Sir / Madam,

Planning application at Hoover Factory Site, Pentrebach, Merthyr Tydfil CF48 4BD for:

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.

I write to inform you that Walters Land Ltd is intending to submit a planning application as above.

Under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, we are required to consult all neighbouring landowners, for a period of 28 days prior to the submission of the application.

Please see the enclosed notice for full details of how to view and comment on the proposed planning application.

Please note that this is a separate process to the consultation that the Local Planning Authority will carry out when the application is formally submitted.

Yours faithfully

Dinas Planning

www.dinasplanning.co.uk

**Town And Country Planning (Development Management Procedure) (Wales)
Order 2012**

Publicity And Consultation Before Applying For Planning Permission

Notice Under Articles 2c And 2d

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.*

Proposed development at: **Hoover Site, Pentrebach, Merthyr Tydfil CF48 4BD**

I give notice that **Walters Land Ltd** is intending to apply for planning permission for:

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.

You may inspect copies of the proposed application, the plans, and other supporting documents online at
<https://tinyurl.com/5x3dr6yr>

Or www.dinasplanning.co.uk and select the 'Pre-application consultations' tab. Or use the QR code:



Computer facilities are available to view this information online at:

Merthyr Central Library, High Street, Merthyr Tydfil, CF47 8AF. The identified library is open as follows Monday – Friday 9:00am – 6:00pm, Saturday 9:00am – 1:00pm and Sunday Closed.

Anyone who wishes to make representations about this proposed development must write to consultations@dinasplanning.co.uk or Planning Consultations, Dinas Planning, 3 Church Terrace, Cardiff CF23 5AW **by 12/05/25**.

Date 14/04/25



Dinas Planning

I'r Perchennog/Deiliad

14/04/25

Annwyl Syr / Fadam,

Cais cynllunio yn Safle Hoover, Pentrebach, Merthyr Tudful CF48 4BD ar gyfer: Dymchwel, adfer tir ac adfer a chais cynllunio amlinellol gyda'r holl faterion wedi'u cadw (ac eithrio'r prif fynedfeydd) ar gyfer ailddatblygu cynhwysfawr hen safle Hoover i greu cymdogaeth newydd, gan gynnwys hyd at 441 o gartrefi newydd, 1.5 hectar o dir cyflogaeth (gan gynnwys B1 (busnes), B2 (diwydiannol cyffredinol), B8 (storio a dosbarthu) a defnyddiau sui generis), canolfan gymunedol (gan gynnwys A1 (siopau), A2 (gwasanaethau ariannol a phroffesiynol), A3 (bwyd a diod), B1 (busnes), D1 (sefydliadau amhreswyl) a defnyddiau sui generis), canolfan wres gymunedol, gorsaf metro a chanolfan drafnidiaeth (gan gynnwys cyfnewidfa drafnidiaeth a pharcio), rhwydwaith o fannau agored (gan gynnwys parc diroedd, llwybrau teithio llesol, ardaloedd ar gyfer hamdden anffurfiol a nodweddion gwanhau SUDS) ynghyd â gwaith cysylltiedig, gan gynnwys gwella/gwaith i'r rhwydwaith priffyrdd.

Ysgrifennaf atoch i'ch hysbysu bod Walters Land Ltd yn bwriadu cyflwyno cais cynllunio fel y nodir uchod.

O dan Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016, mae'n ofynnol i ni ymgynghori â phob tifeddiannwr cyfagos, am gyfnod o 28 diwrnod cyn cyflwyno'r cais.

Gweler yr hysbysiad amgaeëdig am fanylion llawn ynghylch sut i weld a rhoi sylwadau ar y cais cynllunio arfaethedig.

Sylwch fod hon yn broses ar wahân i'r ymgynghoriad y bydd yr Awdurdod Cynllunio Lleol yn ei gynnal pan gyflwynir y cais yn ffurfiol.

Yr eiddoch yn gywir,

Dinas Planning

www.dinasplanning.co.uk

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

Cyhoeddusrwydd Ac Ymgynghori Cyn Gwneud Cais Am Ganiatâd Cynllunio

Atodlen 1 Erthygl 4. (4) Atodlen 1B Erthygl 2C & 2D

Bwriad yr hysbysiad: Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfanteisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn **Safle Hoover, Pentrebach, Merthyr Tudful CF48 4BD**

Rwyf yn hysbysu bod **Walters Land Ltd** yn bwriadu gwneud cais am ganiatâd cynllunio i:

Dymchwel, adfer tir ac adfer a chais cynllunio amlinellol gyda'r holl faterion wedi'u cadw (ac eithrio'r prif fynedfeydd) ar gyfer ailddatblygu cynhwysfawr hen safle Hoover i greu cymdogaeth newydd, gan gynnwys hyd at 441 o gartrefi newydd, 1.5 hectar o dir cyflogaeth (gan gynnwys B1 (busnes), B2 (diwydiannol cyffredinol), B8 (storio a dosbarthu) a defnyddiau sui generis), canolfan gymunedol (gan gynnwys A1 (siopau), A2 (gwasanaethau ariannol a phroffesiynol), A3 (bwyd a diod), B1 (busnes), D1 (sefydliadau amhreswyl) a defnyddiau sui generis), canolfan wres gymunedol, gorsaf metro a chanolfan drafnidiaeth (gan gynnwys cyfnewidfa drafnidiaeth a pharcio), rhwydwaith o fannau agored (gan gynnwys parc diroedd, llwybrau teithio llesol, ardaloedd ar gyfer hamdden anffurfiol a nodweddion gwanhau SUDS) ynghyd â gwaith cysylltiedig, gan gynnwys gwella/gwaith i'r rhwydwaith priffyrrd.

Gallwch weld copiâu o'r canlynol y cais arfaethedig; y planiau; a dogfennau ategol eraillar-lein yn <https://tinyurl.com/5x3dr6yr>

Neu www.dinasplanning.co.uk a dewiswch y tab 'Pre-application consultations'. Cod QR:

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig mae cyfleusterau cyfrifiadur ar gael yn

Llyfrgell Ganolog Merthyr, Y Stryd Fawr, Merthyr Tydfil,
CF47 8AF. Oriau agor : Llun – Gwener 9:00am – 6:00pm,
Sadwrn 9:00am – 1:00pm ac ar gau dydd Sul.

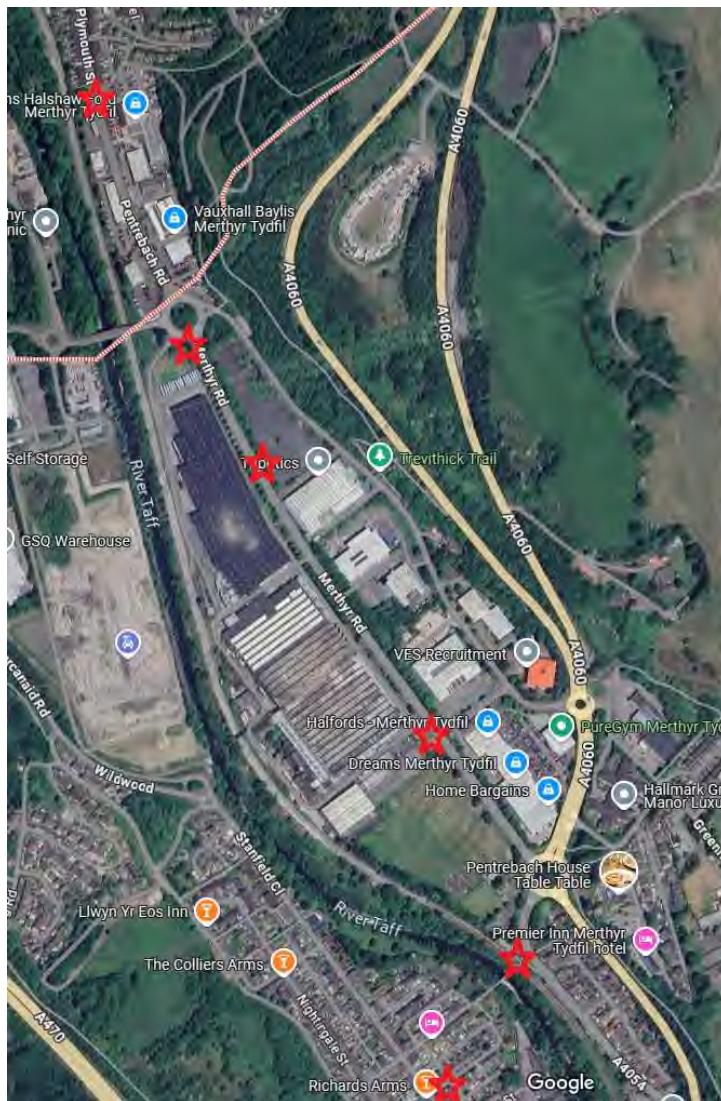


Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn consultations@dinasplanning.co.uk neu Planning Consultations, Dinas Planning, 3 Church Terrace, Cardiff CF23 5AW erbyn **12/05/25**.

Appendix 2

A copy of the site notice and declaration that the site notice was displayed in accordance with the statutory requirements

I declare that a site notice was displayed in accordance with the statutory requirements. Site notices were displayed in the locations marked by the red stars below:



★ Site Notice Location

Signed: *PJ Williams*

Name: Paul Williams

Date: 16 May 2025

**Town And Country Planning (Development Management Procedure) (Wales)
Order 2012**

Publicity And Consultation Before Applying For Planning Permission

Notice Under Articles 2c And 2d

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.*

Proposed development at: **Hoover Site, Pentrebach, Merthyr Tydfil CF48 4BD**

I give notice that **Walters Land Ltd** is intending to apply for planning permission for:

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.

You may inspect copies of the proposed application, the plans, and other supporting documents online at
<https://tinyurl.com/5x3dr6yr>

Or www.dinasplanning.co.uk and select the 'Pre-application consultations' tab. Or use the QR code:



Computer facilities are available to view this information online at:

Merthyr Central Library, High Street, Merthyr Tydfil, CF47 8AF. The identified library is open as follows Monday – Friday 9:00am – 6:00pm, Saturday 9:00am – 1:00pm and Sunday Closed.

Anyone who wishes to make representations about this proposed development must write to consultations@dinasplanning.co.uk or Planning Consultations, Dinas Planning, 3 Church Terrace, Cardiff CF23 5AW **by 12/05/25**.

Date 14/04/25

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

Cyhoeddusrwydd Ac Ymgynghori Cyn Gwneud Cais Am Ganiatâd Cynllunio

Atodlen 1 Erthygl 4. (4) Atodlen 1B Erthygl 2C & 2D

Bwriad yr hysbysiad: Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfanteisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn **Safle Hoover, Pentrebach, Merthyr Tudful CF48 4BD**

Rwyf yn hysbysu bod **Walters Land Ltd** yn bwriadu gwneud cais am ganiatâd cynllunio i:

Dymchwel, adfer tir ac adfer a chais cynllunio amlinellol gyda'r holl faterion wedi'u cadw (ac eithrio'r prif fynedfeydd) ar gyfer ailddatblygu cynhwysfawr hen safle Hoover i greu cymdogaeth newydd, gan gynnwys hyd at 441 o gartrefi newydd, 1.5 hectar o dir cyflogaeth (gan gynnwys B1 (busnes), B2 (diwydiannol cyffredinol), B8 (storio a dosbarthu) a defnyddiau sui generis), canolfan gymunedol (gan gynnwys A1 (siopau), A2 (gwasanaethau ariannol a phroffesiynol), A3 (bwyd a diod), B1 (busnes), D1 (sefydliadau amhreswyl) a defnyddiau sui generis), canolfan wres gymunedol, gorsaf metro a chanolfan drafnidiaeth (gan gynnwys cyfnewidfa drafnidiaeth a pharcio), rhwydwaith o fannau agored (gan gynnwys parc diroedd, llwybrau teithio llesol, ardaloedd ar gyfer hamdden anffurfiol a nodweddion gwanhau SUDS) ynghyd â gwaith cysylltiedig, gan gynnwys gwella/gwaith i'r rhwydwaith priffyrrd.

Gallwch weld copiâu o'r canlynol y cais arfaethedig; y planiau; a dogfennau ategol eraillar-lein yn <https://tinyurl.com/5x3dr6yr>

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Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig mae cyfleusterau cyfrifiadur ar gael yn

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CF47 8AF. Oriau agor : Llun – Gwener 9:00am – 6:00pm,
Sadwrn 9:00am – 1:00pm ac ar gau dydd Sul.



Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn consultations@dinasplanning.co.uk neu Planning Consultations, Dinas Planning, 3 Church Terrace, Cardiff CF23 5AW erbyn **12/05/25**.

Appendix 3

A copy of the letter and notices provided to Councillors, town and community councils and specialist consultees.

14/04/25

To whom it may concern

Dear Sir / Madam,

Notice under SCHEDULE 1C (ARTICLE 2D) Consultation before applying for planning permission. Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016

Planning application at Hoover Site, Pentrebach, Merthyr Tydfil CF48 4BD for:

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.

I write to inform you that Walters Land Ltd is intending to submit a planning application as above.

Under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, we are required to consult specialist and community consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, for a period of 28 days prior to the submission of the application.

Please see the enclosed notice for full details of how to view and comment on the proposed planning application.

Please note that this is a separate process to the consultation that the Local Planning Authority will carry out when the application is formally submitted.

Yours faithfully

PJ Williams

Paul Williams

Director

Email: paul@dinasplanning.co.uk

Web: www.dinasplanning.co.uk

**Town And Country Planning (Development Management Procedure) (Wales)
Order 2012**

Publicity And Consultation Before Applying For Planning Permission

Notice Under Articles 2c And 2d

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.*

Proposed development at: **Hoover Site, Pentrebach, Merthyr Tydfil CF48 4BD**

I give notice that **Walters Land Ltd** is intending to apply for planning permission for:

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.

You may inspect copies of the proposed application, the plans, and other supporting documents online at
<https://tinyurl.com/5x3dr6yr>

Or www.dinasplanning.co.uk and select the 'Pre-application consultations' tab. Or use the QR code:



Computer facilities are available to view this information online at:

Merthyr Central Library, High Street, Merthyr Tydfil, CF47 8AF. The identified library is open as follows Monday – Friday 9:00am – 6:00pm, Saturday 9:00am – 1:00pm and Sunday Closed.

Anyone who wishes to make representations about this proposed development must write to consultations@dinasplanning.co.uk or Planning Consultations, Dinas Planning, 3 Church Terrace, Cardiff CF23 5AW **by 12/05/25**.

Date 14/04/25

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

Cyhoeddusrwydd Ac Ymgynghori Cyn Gwneud Cais Am Ganiatâd Cynllunio

Atodlen 1 Erthygl 4. (4) Atodlen 1B Erthygl 2C & 2D

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Datblygiad arfaethedig yn **Safle Hoover, Pentrebach, Merthyr Tudful CF48 4BD**

Rwyf yn hysbysu bod **Walters Land Ltd** yn bwriadu gwneud cais am ganiatâd cynllunio i:

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Gallwch weld copiâu o'r canlynol y cais arfaethedig; y planiau; a dogfennau ategol eraillar-lein yn <https://tinyurl.com/5x3dr6yr>

Neu www.dinasplanning.co.uk a dewiswch y tab 'Pre-application consultations'. Cod QR:

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig mae cyfleusterau cyfrifiadur ar gael yn

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CF47 8AF. Oriau agor : Llun – Gwener 9:00am – 6:00pm,
Sadwrn 9:00am – 1:00pm ac ar gau dydd Sul.



Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn consultations@dinasplanning.co.uk neu Planning Consultations, Dinas Planning, 3 Church Terrace, Cardiff CF23 5AW erbyn **12/05/25**.

Appendix 4

Responses from specialist consultees.

Dinas Planning

By email

consultations@dinasplanning.co.uk

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

1 May 2025

Llinell uniongyrchol
Direct line

03000 252791

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - 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 and all associated works, Hoover Site, Pentrebach, Merthyr Tydfil CF48 4BD

Thank you for your letter of 14 April 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

Scheduled Monuments

GM222 Merthyr Common Round Cairns

GM236 Garn Las Earthwork

GM239 Gwersyll

GM287 Darren Fawr Round Cairns

GM288 Graig-y-Gilfach round cairn and earthwork

GM331 Ynys Fach Iron Furnaces



- GM368 Ring Cairn South of Twyn Blaennant
- GM425 Remains of Blast Furnaces, Cyfarthfa Ironworks
- GM460 Cwmdu Air Shaft & Fan
- GM467 Cyfarthfa Canal Level
- GM486 Iron Canal Bridge from Rhydycar
- GM494 Sarn Howell Pond and Watercourses
- GM495 Cyfarthfa Tramroad Section at Heolgerrig
- GM496 Deserted Iron Mining Village, Ffos-y-fran
- GM572 Abercanaid haystack boiler
- GM573 Merthyr Tramroad Tunnel (Trevithick's Tunnel)
- GM586 Carn Castell y Meibion ring cairn
- GM606 Vale of Neath railway cutting and tunnel portal
- GM607 Cwm Pit and head of railway
- GM608 Cyfarthfa balance pond and leat
- GM609 Black Pins early ironstone workings
- GM610 Cwm Glo Chapel
- GM611 Cwm Glo pit and ironstone tip

Registered Parks and Gardens

- PGW(Gm)1(MER) Cyfarthfa Castle
- PGW(Gm)69(MER) Aberfan: Cemetery, Garden of Remembrance and Former Tip and Slide Area

The above designated historic assets are located inside 3km of the proposed development, but intervening topography, buildings, vegetation and the effect of distance reduce all views between them to the extent that the proposed development will have no impact on the settings of these designated historic assets.

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
Historic Environment Branch



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 12 \(gov.wales\)](#) 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.





The Coal Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Paul Williams

[By email: paul@dinasplanning.co.uk]

30 April 2025

Dear Paul

Re: PRE-APPLICATION Hoover Site

Demolition, ground reclamation and remediation and outline planning application with all matters reserved; Hoover Site, Pentrebach, Merthyr Tydfil, CF48 4BD

Thank you for your consultation letter of 11 April 2025 seeking the views of the Coal Authority on the above.

The application site falls within the defined Development High Risk Area.

The Coal Authority's information indicates that the site lies in an area of both actual and probable shallow coal mine workings. Thick coal seams also outcropped across the site.

Voids and broken/disturbed ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

In addition to the above, our records indicate the presence of two recorded mine entries (shafts) within close proximity of the planning boundary. An untreated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.

In terms of the submitted Ground Investigation Report prepared by Redstart Ltd and dated February 2024, my personal opinion is that the Report would be sufficient to accompany any subsequent future planning application to meet the requirements of National policy.

In terms of the Report's content, the Report confirms that crown hole migration 10T Risk Zones have been identified to define areas requiring likely treatment. These works could be ensured by way of condition on any permission.

In regard to the recorded mine entries, both are located outside the site boundary, but could be within influencing distance of it. Whilst the content of the Report confirms that the land use, which could potentially be affected is likely to remain the same, we welcome the applicant's commitment to confirm the depth to rockhead at the site boundary, along with their conjectured locations to establish a worst-case scenario in terms of their potential resultant zones of influence. These works could also be ensured by condition and any subsequent future development layout should be informed by the results.

On account of the above, the **likely Coal Authority recommendation would be no objections, subject to the imposition of a condition to ensure the implementation of the necessary remedial measures and the works necessary to establish the layout implications posed by the two recorded mine entries within close proximity of the site.**

I hope this is helpful however please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*

Planning Liaison Manager

General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

Building over or within the influencing distance of a mine entry (shaft or adit) can be dangerous and has the potential for significant risks to both the development and the occupiers if not undertaken appropriately. The Coal Authority would draw your attention to our adopted policy regarding new development and mine entries:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

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.



Planning Consultations,
Dinas Planning,
3 Church Terrace,
Cardiff
CF23 5AW

Ein cyf/Our ref: CAS-278771-T7X3
Eich cyf/Your ref: Hoover site Ltd.

Dyddiad/Date: 12 May 2025

Annwyl Syr/Madam/Dear Sir/Madam,

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

BWRIAD/PROPOSAL: 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.

LLEOLIAD/LOCATION: HOOVER SITE, PENTREBACH, MERTHYR TYDFIL CF48 4BD.

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 11 April 2025.

We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following conditions to any planning permission granted:

Condition: Land affected by contamination
Condition: Contamination verification report
Condition: Unsuspected contamination
Condition: Surface water drainage
Condition: Piling
Condition: Construction Environment Management Plan

Please note, without these conditions, we would be likely to object to the planning application. Further details are provided below.

Land Contamination

We have reviewed the Ground Investigation report prepared by Redstart, dated February 2024.

We agree with the recommendations in section 9 to carry out further site investigation and groundwater monitoring. To secure recommendations, we would request the following conditions should a full/formal application be received:

Condition: Land affected by contamination

No phase of the development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination

Condition: Contamination verification report

Prior to the occupation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as

identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification:

To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation. To prevent unacceptable risks to controlled waters and ecological systems.

Condition: Unsuspected contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks. A site investigation may not uncover all instances of contamination and this condition ensures that contamination encountered during the development phase is dealt with appropriately.

Condition: Piling

No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Justification: Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development.

Informative: Surface water drainage

We would advise an informative is included on any decision notice informing the applicant to obtain the approval of the SuDS Approving Body (SAB) for their management of surface water.

We advise that infiltration of surface water drainage into the ground should only be permitted for parts of the site where it has been demonstrated there is no resultant unacceptable risk to controlled waters. This should be informed by the ground/site investigations and/or remediation strategy. If this is not properly controlled, the development may create pathways for pollution to controlled waters.

Pollution Prevention

Given the site is adjacent to a main river, the River Taff, we would recommend a Construction Environmental Management Plan is submitted to protect the riverine column during construction.

Condition: Construction Environmental Management Plan

No development, including site clearance, shall commence until a final version of a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including the timetable and details of any site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drainage.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

Flood Risk

The planning application proposes highly vulnerable development (residential and mixed use). The Flood Map for Planning identifies the application site to be outside risk of flooding.

We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.

We have reviewed the Drainage Strategy Report and Flood Statement undertaken by Quad Consult – dated 4 April 2025. Our advice to you is that the FCA satisfactorily demonstrates that the risks and consequences of flooding are manageable to an acceptable level.

Protected Species

We have reviewed the following information submitted in support of the application:

- Preliminary Ecological Assessment prepared by Redstart dated May 2022.

We note that the submitted report has identified that bats may be present at the application site. However, section 6.1 of the report advises that further survey work is required in the form of emergence surveys. We concur with this advice.

We advise that the additional survey work recommended in the report is undertaken and results submitted prior to determination of the application. Surveys should be undertaken in accordance with published best practice. If evidence of bat use is found, suitable avoidance, mitigation or compensation measures should also be provided as appropriate to the species and their use of the site.

Based on the draft application, as submitted, we would be unable to provide the planning authority with any assurance that the proposal would not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

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,

Rhian Isaac

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

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

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.

From: Dinasplanning.co.uk paul@dinasplanning.co.uk 
Subject: Fwd: Hoover Site, Merthyr Tydfil - Pre-application consultation
Date: 17 May 2025 at 07:14
To:



From: "John Tunnicliffe (Commercial Property and Estates)" <John.Tunnicliffe@tfw.wales>
Subject: RE: Hoover Site, Merthyr Tydfil - Pre-application consultation
Date: 16 May 2025 at 15:47:29 BST
To: Paul Williams <paul@dinasplanning.co.uk>
Cc: planningconsultations <planningconsultations@tfw.wales>, "Josh Majer (Commercial Property and Estates)" <Joshua.Majer@tfw.wales>

Paul,

Having reached out to several other teams internally, the comments I have been supplied with are as follows:

Strategic Development

- Not clear either if there is space between river and railway to accommodate the up platform and access arrangements with second track – developer consideration was space for down platform only, taking railway position as fixed. Therefore to construct may need to slew the lines to the east to fit in. In theory there may be room for this, in the wide 'green strip' also accommodating cycling /walkway etc between the houses and the railway so would be likely controversial, once development established
- There was also land potentially for parking, but this is on opposite side of main road away from station itself.
- Overall if this was a serious proposition it would really need design work now to come up with an acceptable proposal to then determine the land ownership boundaries needed to deliver it. In the future, but there is no obligation on the developer or MCBC to fund this work. MCBC also had proposed that this could replace the existing Pentre Bach station to south, as not far away, but its would be in the 'wrong' direction for most existing users. That station has no parking but would be well located for P&R. However the former hoover sports pitches are to be retained.

Customer Operations

- No comments at this stage as their input would be when the station scheme is under live development.

Asset Management

- Need to understand the interfaces on the site and the existing rail infrastructure, particularly on elements such as the drainage proposals (e.g. SUDS, site run off)
- Also need to understand the proposals for the future metro station/interchange.

Active Travel

- Comments as attached.

John Tunnicliffe

Rheolwr Portffolio | Portfolio Manager
Trafnidiaeth Cymru | Transport for Wales

M: 07974 082962

3 Llys Cadw, Pontypridd, Rhondda Cynon Taf, CF37 4TH

Development framework plan

1. Should emphasis the quality of the walking and cycling routes here. Designs often default to "Shared Use Paths" (SUP). In a development such as this segregated paths should be the default option . Should reference Active Travel Act Guidance (ATAG) Suggested design DE313, **ATAG considers an SUP as a last resort see ATAG 11.16.2**
2. Noted that some of the proposed active travel routes follow the alignment of MTCBC ATNM (Active travel Network Map). These routes are PL09S which includes the proposed bridge over the River Taff and TW27S which runs alongside Merthyr Road (A4054). MTCBC should consider adding the additional proposed routes in this development to their ATNM.

DAS

3. Page 12 Movement and access. Hierarchy of access needs to be made clear here and should follow the hierarchy set out Llwybr Newydd page 19. Walking and cycling first with private vehicles last.
4. Active travel (AT) could be made a priority throughout the site.
5. Page 14 Location no mention of AT links
6. Page 26 – Walking and cycling Footways should be a desirable minimum of 2m (not less!) so less than 2m would not be considered good quality, see 9.6 ATAG. DE101
7. Page 41 – all AT routes are proposed on the outside boundaries of the site. These maybe fine for those passing through the area but do not serve those that live or are going to a destination on the site (work, school etc).
8. Page 47, as above_Designs often default to "Shared Use Paths" (SUP). In a development such as this, segregated paths should be the default option. Should reference Active Travel Act Guidance (ATAG) Suggested design DE313, **ATAG considers an SUP as a last resort see ATAG 11.16.2**. The western Trail is likely to form a key part of the AT network in this area and could be heavily used by those both living on the site and those passing through
9. Page 50. Why are 15m radius needed especially in residential areas of the scheme. Such radius encourages higher vehicle speeds and make it more difficult (distance) and dangerous (visibility) to cross as a pedestrian. Layouts as shown in ATAG (also MfS) should be considered . See ATAG 12.2 and figure 12.1.
10. Page 50 Pedestrian and Cyclist Access – NO MENTION OF ATAG!
11. Page 53 Have tracking alignments been considered where both lanes are utilised for turning vehicles? This may be possible in lower trafficked areas allow junction radii to be tightened considerably making it safer for vulnerable users.
12. Page 54 – default statement straight to an SUP **ATAG considers an SUP as a last resort see ATAG 11.16.2**. This route will also have very wide junctions as mentioned above which should not be a default design for this through route
13. Page 54 – If Merthyr Road is a 4mph road then any adjacent AT route will require a minimum 1.5m verge. See DE 313.
14. Page 54 secure cycle parking. Present standards to secure cycle parking are considered inadequate (Suggest garden shed with 2 locks) and makes it very difficult to access a cycle. Suitable cycle storage at the front of properties should be considered such as cycle hangers.
15. Suggest travel plan should be completed at the design stage so that it can influence detailed design. Planning requirement rather than a condition?
16. Page 55 – Street Hierarchy – no mention of cut throughs to make better permeability for AT.
17. Page 60 could mention here front of house secure cycle parking.

18. Page 63 With the main trail route requiring a segregated AT route is 15m width enough space?
19. Page 63 safeguard area at station for future cycle parking/hub and space for shared cycle schemes.
20. Page 65 Yes priorities AT but with segregated routes rather than a default SUP. Like all the other points.
21. Page 66 – highway standards may not be appropriate for some AT routes and there maybe a need for low level lighting in some instances because of environmental constraints

Framework Travel Plan (same comments apply for transport assessment)

22. 1.1.4 Only for residential? Not sure why this is the case considering mixed site proposed.
23. 1.3.1 Llwybr Newydd not mentioned?
24. 2.2.3 this comments on the proposed design of the AT which goes against ATAG. See note 8 and 9 above.
25. 2.2.4 no mention of appropriate verge see point 13 above
26. 2.2.5 design shows a toucan crossing. Is this appropriate in this location when traffic flows are considered and when compared to ATAG guidance Table 12.1. Parallel zebras could also be an option DE611 The text also mentions island and road width. These also need to be ATAG compliant see DE 608. Continuous crossing should also be a priority rather than crossing with central cages.
27. 2.2.12 Why is there no mention of ATAG here.
28. 2.2.13 Disagree with this statement. The junctions listed have been designed with vehicles in mind only and present a hazard to AT users and have not follow ATAG advice or MfS (mentioned in the paragraph above in this report). See also point 9 above
29. 2.2.14 why not ATAG?
30. 2.2.15 There is no consideration made for pedestrians and cyclists wanting to cross these junctions see point 9. Yes they may want to enter the site but they might also want to journey north south as well.
31. 2.3 if we are to develop an area that is suitable for on road cycling parking will need to be carefully controlled and measures put in place to stop pavement parking. Stopping pavement parking is particular important to stop when considering those on foot and disabled people.
32. 2.3.5 ATAG would be more appropriate table 14.4
33. Cycle parking see point 14 above
34. Walking routes. The report should consider carrying out ATAG audits prior to commenting on the routes. Footways may be almost up to the desired minimum but throughout the area there are almost no drop kerbs and tactile paving. In AT terms these would be **Critical Fails**. **Here is an example of dropped kerb with ponding but no tactiles, therefore a critical fail in ATAG terms. <https://maps.app.goo.gl/NonFC2mRevdbeCdr6>**
35. 40mph roads are not suitable for on carriageway cycling see table 11.1 of ATAG
36. Cycle routes should be audited before make comment on there suitability. Just because the routes are shown as part of the NCN on the Sustrans website this is not a guarantee of quality
37. 6.3.2 add TfW for train times and tickets



TRAFNIDIAETH CYMRU
TRANSPORT FOR WALES

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Address: 3 Llys Cadwyn, Pontypridd, Rhondda Cynon Taf, CF37 4TH

From: Grace Lewis Grace.Lewis@networkrail.co.uk 
Subject: Hoover Site, Pentrebach, Merthyr Tydfil CF48 4BD
Date: 16 April 2025 at 15:50
To: consultations@dinasplanning.co.uk

GL

OFFICIAL

Good Afternoon,

Thank you for consulting Network Rail on the above consultation. The rail assets at this location are owned by Transport for Wales, we therefore have no comments.

Please consult TfW on these proposals.

Many Thanks,



Grace Lewis MRTPI

Town Planning Technician (*Wales and Western*)

Grace.Lewis@networkrail.co.uk

Temple Point, Redcliffe Way, Bristol, BS1 6NL



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From: Consultations consultations@dinasplanning.co.uk
Subject: Fwd: RE: SCHEDULE 1C Article 2D CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION - Hoover Site, Merthyr Tydfil
Date: 28 April 2025 at 10:49
To: paul@dinasplanning.co.uk

C

Begin forwarded message:

From: "Davies, Gregory" <G2-Davies@southwales-fire.gov.uk>
Subject: RE: SCHEDULE 1C Article 2D CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION - Hoover Site, Merthyr Tydfil
Date: 28 April 2025 at 09:51:32 BST
To: Consultations <consultations@dinasplanning.co.uk>

Good Morning,

South Wales Fire and Rescue Service have looked at the application and agree with the application.

Further comment will be made at full planning application stage.

Kind Regards

Greg

Greg Davies

Greg Davies

Diogelwch Tân i Fusnesau
Pencadlys Gwasanaeth Tân ac Achub De Cymru
Parc Busnes Forest View
Llantrisant
CF72 8LX

Business Fire Safety
South Wales Fire & Rescue Service Headquarters
Forest View Business Park
Llantrisant
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Ffôn: 01443 232000/ 07827 287939

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E-Mail: G2-Davies@southwales-fire.gov.uk
www.southwales-fire.gov.uk

-----Original Message-----

From: Consultations <consultations@dinasplanning.co.uk>
Sent: 11 April 2025 11:37
Subject: SCHEDULE 1C Article 2D CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION - Hoover Site, Merthyr Tydfil

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To whom it may concern,

Please find attached a cover letter and notice of public consultation relating to a planning application that is being prepared for the Hoover Site, Pentrebach Merthyr Tydfil.

Hopefully the attached are clear, but if you have any queries please feel free to contact me.

Kind regards

Paul Williams

Mae'r neges e-bost hon ac unrhyw ffeiliau sydd ynghlwm wrthi yn gwbl gyfrinachol ac wedi'u bwriadu at sylw y person neu sefydliad y maent wedi eu cyfeirio ato yn unig. Na chaniateir i chi adolygu, ailanfon, lledaenu na defnyddio'r wybodaeth uchod ar unrhyw gyfrif: peidiwch a chymryd unrhyw gamau o ganlyniad a gan ddibynnu arni. Os ydych wedi derbyn y neges e-bost hon ar gam, wnewch chi hysbysu'r anfonnydd ar unwaith a dileu'r e-bost a'i chynnwys oddi ar eich system os gwelwch yn dda. Barn neu safbwytiau'r awdur yw'r rhai a fynegir yn y neges e-bost hon ac nid ydym yn adlewyrchu o anghenrajd barn neu safbwytiau Gwasanaeth Tan Ac Achub De Cymru onis dywedir yn bendant fel arall. Bydd pob eitem o bost a anfonir i'r cyfeiriad hwn yn cael ei monitro ariannol e-bost corfforaethol v Gwasanaeth Tan ac effallai v caiff ei harchwilio dan berson arall. sv ddim o reidrwvdd

FAO: Dinas Planning,

On behalf of Welsh Government Transport,

Pre Planning - Hoover Site, Pentrebach, Merthyr Tydfil

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.

I refer to your consultation of 11th April 2025 regarding the above pre-planning application, and advise that the Welsh Government as highway authority for the A4060 trunk road would request additional information. It is appreciated you are only seeking approval for the access points onto the local road network, however, before we can give any agreements / conditions on the development, we will need to determine the proposals are feasible from a trunk road perspective.

You would be required to provide the following information to support any application;

An updated Transport Assessment (TA) to include detailed traffic modelling of the following trunk road junctions to check capacity;

- A4060 / Merthyr Road
- A4060 / Triangle Business Park Rd
- A470 / A4060
- A470 / A4102

The assessments should be undertaken to include any high seasonal variations (if appropriate) and AM / PM peak hour flows on the trunk road network. Committed development in the immediate vicinity, should be included.

Should junction capacity for the worst case scenario be observed to be operating above the theoretical Ratio of Flow Capacity (RFC) value of 0.85, the applicant would be required to supply proposals to alleviate capacity concerns mitigating the developments impact. Alternatively, reasoning for its acceptability should be supplied for our full consideration, noting a comparison should be made between the historical and proposed traffic generation to determine whether the development would be classed as material.

The TA should also investigate Active Travel / multi modal connections in line with current guidance in active travel and the policy of the Welsh Transport Strategy to maximise local accessibility and minimise private vehicular trip generation.

Regards

Rhodri

Rhodri Thomas BSc. (Hons) GMICE

Senior Engineer

I am now on secondment, and will have intermittent access to emails.



T+44 (0) 29 20 769 275

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Cardiff
CF10 4BZ

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From: .box.assetprotection assetprotection@nationalgrid.com 
Subject: RE: [EXTERNAL] SCHEDULE 1C Article 2D CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION -
Hoover Site, Merthyr Tydfil
Date: 28 April 2025 at 13:44
To: Consultations consultations@dinasplanning.co.uk

Hi Team,

Looking at the proposed development site we have a 400 kV overhead lines routed through the site.

The statutory clearances indicated on the attached drawing must be maintained at all times (including during construction) and a minimum of a 15m stand off from our tower to any buildings or structures should also be observed.

It is always our preference to have no buildings or structures directly underneath our conductors and we will need suitable vehicular access to be made available during and post construction.

If you need any further assistance from us at any stage, please let us know.

Best regards,

Andrew Lyons
Asset Protection Team Leader
Asset Management – OHL & Cables
Asset Operations
Electricity Transmission
nationalgrid

T 07971 103816
E Andrew.lyons@nationalgrid.com

National Grid House, Warwick Technology Park,
Gallows Hill, Warwick, CV34 6DA (Floor B1)

Please consider the environment before printing this email.

-----Original Message-----

From: Consultations <consultations@dinasplanning.co.uk>
Sent: 11 April 2025 11:37
Subject: [EXTERNAL] SCHEDULE 1C Article 2D CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION -
Hoover Site, Merthyr Tydfil

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To whom it may concern,

Please find attached a cover letter and notice of public consultation relating to a planning application that is being prepared for the Hoover Site, Pentrebach Merthyr Tydfil.

Hopefully the attached are clear, but if you have any queries please feel free to contact me.

Kind regards

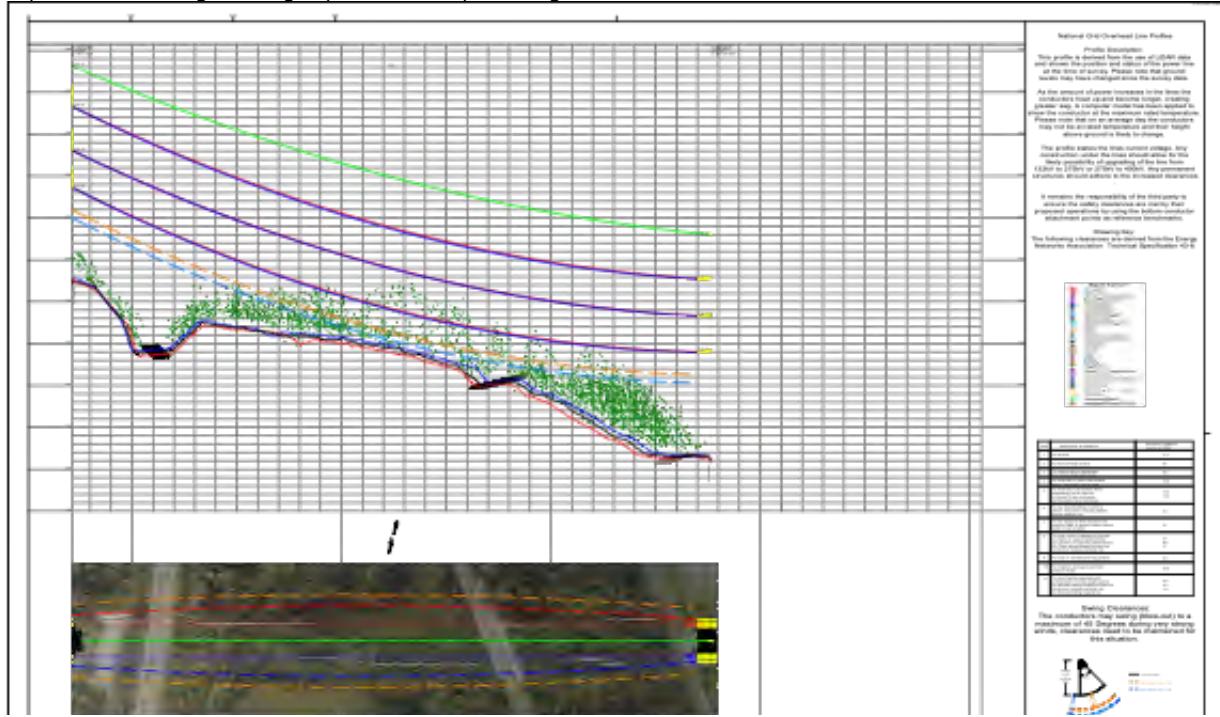
Paul Williams

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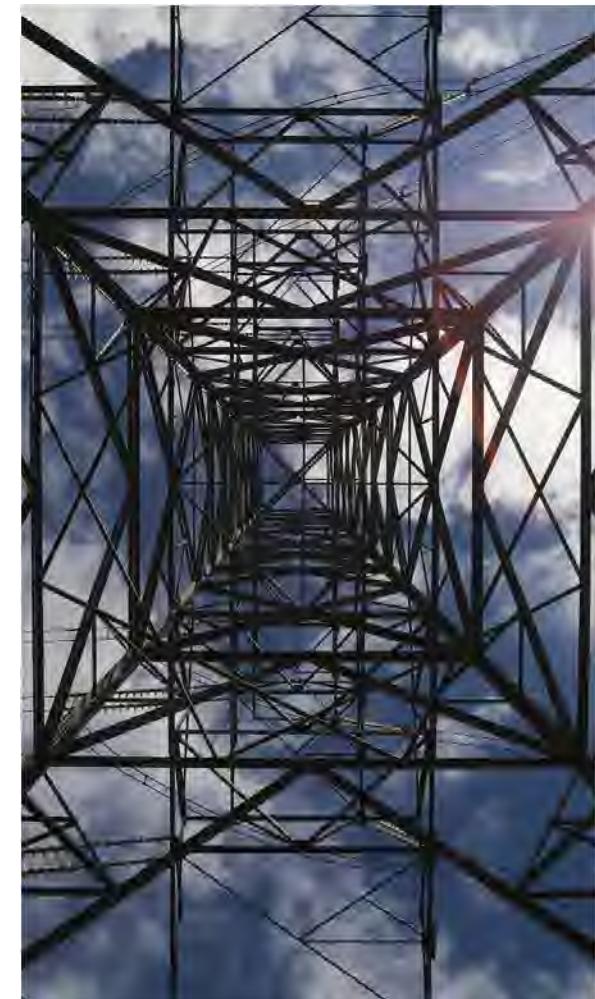
Third-party guidance for working near National Grid Electricity Transmission equipment





Purpose and scope	3
Contact National Grid	3
How to identify specific National Grid sites	3
Plant protection	3
Emergencies	3
Part 1 – Electricity Transmission infrastructure	4
Overhead lines	4
Underground cables	4
Substations	4
Part 2 – Statutory requirements for working near high-voltage electricity	4
Electrical safety clearances	4
Your Responsibilities – Overhead Lines	5
Part 3 – What National Grid will do for you and your development	6
Provision of information	6
Drawings	6

Risk of impact identification	6
Risks or hazards to be aware of	7
Land and access	7
Electrical clearance from overhead lines	7
Underground cables	8
Impressed voltage	8
Earth potential rise	9
Noise	9
Maintenance access	9
Fires and firefighting	10
Excavations, piling or tunnelling	10
Microshocks	10
Specific development guidance	11
Wind farms	11
Commercial and housing developments	11
Solar farms	12
Asset protection agreements	13
Contact details	13
Emergency situations	13
Routine enquiries	13
Appendix A OHL Profile Drawing Guide	14
Appendix B OHL Tower Stand Off & Reconductoring Area	15



Disclaimer

National Grid Gas Transmission and National Grid Electricity Transmission or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law, nor does it supersede the express terms of any related agreements.



Purpose and scope

The purpose of this document is to give guidance and information to third parties who are proposing, scheduling or designing developments close to National Grid Electricity Transmission assets.

The scope of the report covers information on basic safety and the location of our assets – and also highlights key issues around particular types of development and risk areas.

In the case of electrical assets, National Grid does not authorise or agree safe systems of work with developers and contractors. However, we will advise on issues such as electrical safety clearances and the location of towers and cables. We also work with developers to minimise the impact of any National Grid assets that are nearby.

How to identify specific National Grid sites

Substations

The name of the Substation and emergency contact number will be on the site sign.



Overhead Lines

The reference number of the tower and the emergency contact number will be on this type of sign.



Contact National Grid

Plant protection

For routine enquiries regarding planned or scheduled works, contact the Asset Protection team online, by email or phone.

www.lsbud.co.uk

Email: assetprotection@nationalgrid.com

Phone: 0800 001 4282

Emergencies

In the event of occurrences such as a cable strike, coming into contact with an overhead line conductor or identifying any hazards or problems with National Grid's equipment, phone our emergency number 0800 404 090 (option 1).

If you have apparatus within 30m of a National Grid asset, please ensure that the emergency number is included in your site's emergency procedures.

Consider safety

Consider the hazards identified in this document when working near electrical equipment



Part 1

Electricity transmission infrastructure

National Grid owns and maintains the high-voltage electricity transmission network in England and Wales (Scotland has its own networks). It's responsible for balancing supply with demand on a minute-by-minute basis across the network.

Overhead lines

Overhead lines consist of two main parts – pylons (also called towers) and conductors (or wires). Pylons are typically steel lattice structures mounted on concrete foundations. A pylon's design can vary due to factors such as voltage, conductor type and the strength of structure required.

Conductors, which are the 'live' part of the overhead line, hang from pylons on insulators. Conductors come in several different designs depending on the amount of power that is transmitted on the circuit.

In addition to the two main components, some Overhead Line Routes carry a Fibre Optic cable between the towers with an final underground connection to the Substations.

In most cases, National Grid's overhead lines operate at 275kV or 400kV.

Underground cables

Underground cables are a growing feature of National Grid's network. They consist of a conducting core surrounded by layers of insulation and armour. Cables can be laid in the road, across open land or in tunnels. They operate at a range of voltages, up to 400kV.

Substations

Substations are found at points on the network where circuits come together or where a rise or fall in voltage is required. Transmission substations tend to be large facilities containing equipment such as power transformers, circuit breakers, reactors and capacitors. In addition Diesel generators and compressed air systems can be located there.

Part 2

Statutory requirements for working near high-voltage electricity

The legal framework that regulates electrical safety in the UK is [The Electricity Safety, Quality and Continuity Regulations \(ESQCR\) 2002](#). This also details the minimum electrical safety clearances, which are used as a basis for the Energy Networks Association (ENA) TS 43-8. These standards have been agreed by CENELEC (European Committee for Electrotechnical Standardisation) and also form part of the *British Standard BS EN 50341-1:2012 Overhead Electrical Lines exceeding AC 1kV*. All electricity companies are bound by these rules, standards and technical specifications. They are required to uphold them by their operator's licence.

Electrical safety clearances

It is essential that a safe distance is kept between the exposed conductors and people and objects when working near National Grid's electrical assets. A person does not have to touch an exposed conductor to get a life-threatening

electric shock. At the voltages National Grid operates at, it is possible for electricity to jump up to several metres from an exposed conductor and kill or cause serious injury to anyone who is nearby. For this reason, there are several legal requirements and safety standards that must be met.

Any breach of legal safety clearances will be enforced in the courts. This can and has resulted in the removal of an infringement, which is normally at the cost of the developer or whoever caused it to be there. Breaching safety clearances, even temporarily, risks a serious incident that could cause serious injury or death.

National Grid will, on request, advise planning authorities, developers or third parties on any safety clearances and associated issues. We can supply detailed drawings of all our overhead line assets marked up with relevant safe areas.



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Your Responsibilities - Overhead lines

Work which takes place near overhead power lines carries a significant risk of coming into proximity with the wires. If any person, object or material gets too close to the wires, electricity could 'flashover' and be conducted to earth, causing death or serious injury. You do not need to touch the wires for this to happen. The law requires that work is carried out in close proximity to live overhead power lines only when there is no alternative, and only when the risks are acceptable and can be properly controlled. Statutory clearances exist which must be maintained, as prescribed by the Electricity Safety, Quality and Continuity Regulations 2002.

Under the Health and Safety at Work etc. Act 1974 and Management of Health and Safety at Work Regulations 1999, you are responsible for preparing a suitable and sufficient risk assessment and safe systems of work, to ensure that risks are managed properly and the safety of your workforce and others is maintained. Your risk assessment must consider and manage all of the significant risks and put in place suitable precautions/controls in order to manage the work safely. You are also responsible for ensuring that the precautions identified are properly implemented and stay in place throughout the work.

Work near overhead power lines must always be conducted in accordance with GS6, 'avoiding danger from overhead power lines', and any legislation which is relevant to the work you are completing.

What National Grid will provide

National Grid can supply profile drawings in PDF and CAD format showing tower locations and relevant clearances to assist you in the risk assessment process.

What National Grid will not provide

National Grid will not approve safe systems of work or approve design proposals



Part 3

What National Grid will do for you and your development

Provision of information

National Grid should be notified during the planning stage of any works or developments taking place near our electrical assets, ideally a minimum notification period of 8 weeks to allow National Grid to provide the following services:

Drawings

National Grid will provide relevant drawings of overhead lines or underground cables to make sure the presence and location of our services are known. Once a third party or developer has contacted us, we will supply the drawings for free.

400kV

The maximum nominal voltage of the underground cables in National Grid's network

Risk or impact identification

National Grid can help identify any hazards or risks that the presence of our assets might bring to any works or developments. This includes both the risk to safety from high-voltage electricity and longer-term issues, such as induced currents, noise and maintenance access that may affect the outcome of the development. National Grid will not authorise specific working procedures, but we can provide advice on best practice.





Risks or hazards to be aware of

This section includes a brief description of some of the hazards and issues that a third party or developer might face when working or developing close to our electrical infrastructure.

Land and access

National Grid has land rights in place with landowners and occupiers, which cover our existing overhead lines and underground cable network. These agreements, together with legislation set out under the *Electricity Act 1989*, allow us to access our assets to maintain, repair and renew them. The agreements also lay down restrictions and covenants to protect the integrity of our assets and meet safety regulations. Anyone proposing a development close to our assets should carefully examine these agreements.

Our agreements often affect land both inside and outside the immediate vicinity of an asset. Rights will include the provision of access, along with restrictions that ban the development of land through building, changing levels, planting and other operations. Anyone looking to develop close to our assets must consult with National Grid first.

For further information, contact Asset Protection:

Email: assetprotection@nationalgrid.com
Phone: 0800 001 4282

Electrical clearance from overhead lines

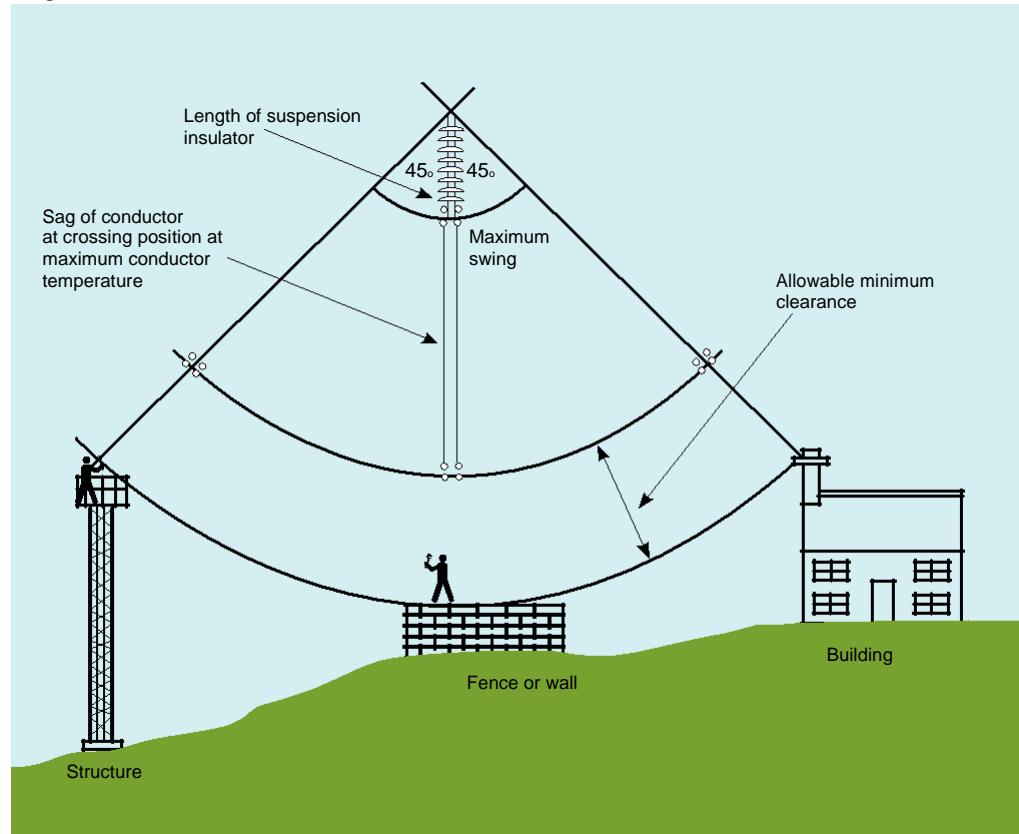
The clearance distances referred to in this section are specific to 400kV overhead lines. National Grid can advise on the distances required around different voltages i.e. 132kV and 275kV.

As we explained earlier, *Electrical Networks Association TS 43-8* details the legal clearances to our overhead lines. The minimum clearance between the conductors of an overhead line and the ground is 7.3m at maximum sag. The sag is the vertical distance between the wire's highest and lowest point. Certain conditions, such as power flow, wind speed and air temperature can cause conductors to move and allowances should be made for this.

The required clearance from the point where a person can stand to the conductors is 5.3m. To be clear, this means there should be at least 5.3m from where someone could stand on any structure (i.e. mobile and construction equipment) to the conductors. Available clearances will be assessed by National Grid on an individual basis.

National Grid expects third parties to implement a safe system of work whenever they are near Overhead Lines.

Diagram not to scale



There should be at least 5.3m between the conductors and any structure someone could stand on

We recommend that guidance such as *HSE Guidance Note GS6 (Avoiding Danger from Overhead Power Lines)* is followed, which provides advice on how to avoid danger from all overhead lines, at all voltages. If you are carrying out work near overhead lines you must contact National Grid, who will provide the relevant profile drawings.

7.3m

The required minimum clearance between the conductors of an overhead line, at maximum sag, and the ground

[Section continues on next page »](#)



The undergrounding of electricity cables at Ross-on-Wye

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Underground cables Underground cables operating at up to 400kV are a significant part of the National Grid Electricity Transmission network. When your works will involve any ground disturbance it is expected that a safe system of work is put in place and that you follow guidance such as *HSG 47 (Avoiding Danger from Underground Services)*.

You must contact National Grid to find out if there are any underground cables near your proposed works. If there are, we will provide cable profiles and location drawings and, if required, on-site supervision of the works. Cables can be laid under roads or across industrial or agricultural land. They can even be layed in canal towpaths and other areas that you would not expect.

Impressed voltage

Any conducting materials installed near high-voltage equipment could be raised to an elevated voltage compared to the local earth, even when there is no direct contact with the high-voltage equipment. These impressed voltages are caused by inductive or capacitive coupling between the high-voltage equipment and nearby conducting materials and can occur at distances of several metres away from the

Cables crossing any National Grid high-voltage (HV) cables directly buried in the ground are required to maintain a minimum separation that will be determined by National Grid on a case-by-case basis. National Grid will need to do a rating study on the existing cable to work out if there are any adverse effects on either cable rating. We will only allow a cable to cross such an area once we know the results of the re-rating. As a result, the clearance distance may need to be increased or alternative methods of crossing found.

For other cables and services crossing the path of our HV cables, National Grid will need confirmation that published standards and clearances are met.

equipment. Impressed voltages may damage your equipment and could potentially injure people and animals, depending on their severity. Third parties should take impressed voltages into account during the early stages and initial design of any development, ensuring that all structures and equipment are adequately earthed at all times.

Section continues on next page »



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previous page

Earth potential rise

Under certain system fault conditions – and during lightning storms – a rise in the earth potential from the base of an overhead line tower or substation is possible. This is a rare phenomenon that occurs when large amounts of electricity enter the earth. This can pose a serious hazard to people or equipment that are close by.

We advise that developments and works are not carried out close to our tower bases, particularly during lightning storms.

Noise

Noise is a by-product of National Grid's operations and is carefully assessed during the planning and construction of any of our equipment. Developers should consider the noise emitted from National Grid's sites or overhead lines when planning any developments, particularly housing. Low-frequency hum from substations can, in some circumstances, be heard up to 1km or more from the site, so it is essential that developers find adequate solutions for this in their design. Further information about likely noise levels can be provided by National Grid.

Maintenance access

National Grid needs to have safe access for vehicles around its assets and work that restricts this will not be allowed. In terms of our overhead lines, we wouldn't want to see any excavations made, or permanent structures built, that might affect the foundations of our towers. The size of the foundations around a tower base depends on the type of tower that is built there. If you wish to carry out works within 30m of the tower base, contact National Grid for more information. Our business has to maintain access routes to tower bases with land owners. For that reason, a route wide enough for an HGV must be permanently available. We may need to access our sites, towers, conductors and underground cables at short notice.

30m

*If you wish to carry out work
within this distance of the tower
base, you must contact National
Grid for more information*

Section continues on
next page »





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Fires and firefighting

National Grid does not recommend that any type of flammable material is stored under overhead lines. Developers should be aware that in certain cases the local fire authority will not use water hoses to put out a fire if there are live, high-voltage conductors within 30m of the seat of the fire (as outlined in ENA TS 43-8).

In these situations, National Grid would have to be notified and reconfigure the system – to allow staff to switch out the overhead line – before any firefighting could take place. This could take several hours.

We recommend that any site which has a specific hazard relating to fire or flammable material should include National Grid's emergency contact details (found at the beginning and end of this document) in its fire plan information, so any incidents can be reported.

Developers should also make sure their insurance cover takes into account the challenge of putting out fires near our overhead lines.

Excavations, piling or tunnelling

You must inform National Grid of any works that have the potential to disturb the foundations of our substations or overhead line towers. This will have to be assessed by National Grid engineers before any work begins.

BS ISO 4866:2010 states that a minimum distance of 200m should be maintained when carrying out quarry blasting near our assets. However, this can be reduced with specific site surveys and changes to the maximum instantaneous charge (the amount of explosive detonated at a particular time).

All activities should observe guidance laid out in BS 5228-2:2009.

Microshocks

High-voltage overhead power lines produce an electric field. Any person or object inside this field that isn't earthed picks up an electrical charge. When two conducting objects – one that is grounded and one that isn't – touch, the charge can equalise and cause a small shock, known as a microshock. While they are not harmful, they can be disturbing for the person or animal that suffers the shock.

For these reasons, metal-framed and metal-clad buildings which are close to existing overhead lines should be earthed to minimise the risk of microshocks. Anything that isn't earthed, is conductive and sits close to the lines is likely to pick up a charge. Items such as deer fences, metal palisade fencing, chain-link fences and metal gates underneath overhead lines all need to be earthed.

For further information on microshocks please visit www.emfs.info.





Specific development guidance

Wind farms

National Grid's policy towards wind farm development is closely connected to the *Electricity Networks Association Engineering Recommendation L44 Separation between Wind Turbines and Overhead Lines, Principles of Good Practice*. The advice is based on national guidelines and global research. It may be adjusted to suit specific local applications.

There are two main criteria in the document:

(i) The turbine shall be far enough away to avoid the possibility of toppling onto the overhead line

(ii) The turbine shall be far enough away to avoid damage to the overhead line from downward wake effects, also known as turbulence

The toppling distance is the minimum horizontal distance between the worst-case pivot point of the wind turbine and the conductors hanging in still air. It is the greater of:

- the tip height of the turbine plus 10%
- or, the tip height of the turbine plus the electrical safety distance that applies to the voltage of the overhead line.

To minimise the downward wake effect on an overhead line, the wind turbine should be three times the rotor distance away from the centre of the overhead line.

Wake effects can prematurely age conductors and fittings, significantly reducing the life of the asset. For that reason, careful consideration should be taken if a wind turbine needs to be sited within the above limits. Agreement from National Grid will be required.

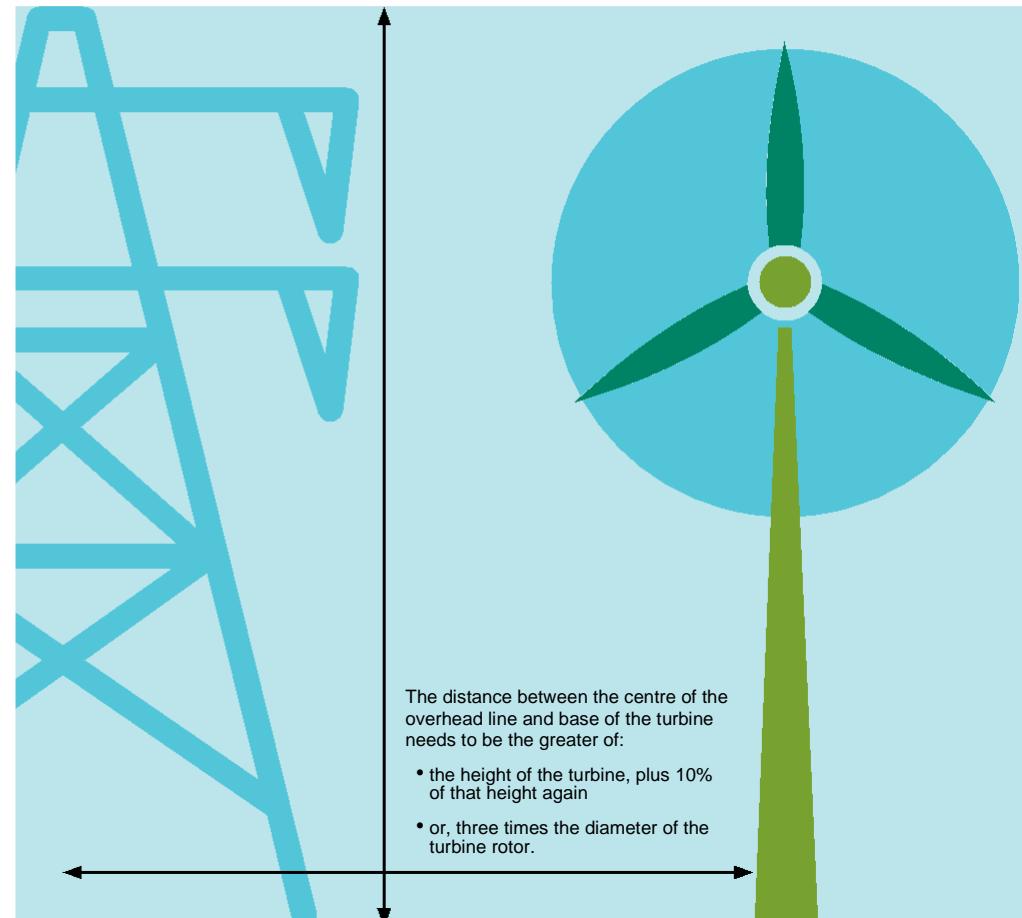
Commercial and housing developments

National Grid has developed a document called *Design guidelines for development near pylons and HVO power lines*, which gives advice to anyone involved in planning or designing large-scale developments that are crossed by, or close to, overhead lines.

The document focuses on existing 275kV and 400kV overhead lines on steel lattice towers, but can equally apply to 132kV and below. The document explains how to design large-scale developments close to high-voltage lines, while respecting clearances and the development's visual and environmental impact.

[Section continues on next page »](#)

Diagram not to scale



Turbines should be far enough away to avoid the possibility of toppling onto the overhead line



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The advice is intended for developers, designers, landowners, local authorities and communities, but is not limited to those organisations.

Overall, developers should be aware of all the hazards and issues relating to the electrical equipment that we have discussed when designing new housing.

As we explored earlier, National Grid's assets have the potential to create noise. This can be low frequency and tonal, which makes it quite noticeable. It is the responsibility of developers to take this into account during the design stage and find an appropriate solution.

Solar farms

While there is limited research and recommendations available, there are several key factors to consider when designing Solar Farms in the vicinity of Overhead Power Lines.

Developers may be looking to build on arable land close to National Grid's assets. In keeping with the safety clearance limits that we outlined earlier for solar panels directly underneath overhead line conductors, the highest point on the solar panels must be no more than 5.3m from the lowest conductors.

This means that the maximum height of any structure will need to be determined to make sure safety clearance limits aren't breached. This could be as low as 2m. National Grid will supply profile drawings to aid the planning of solar farms and determine the maximum height of panels and equipment.

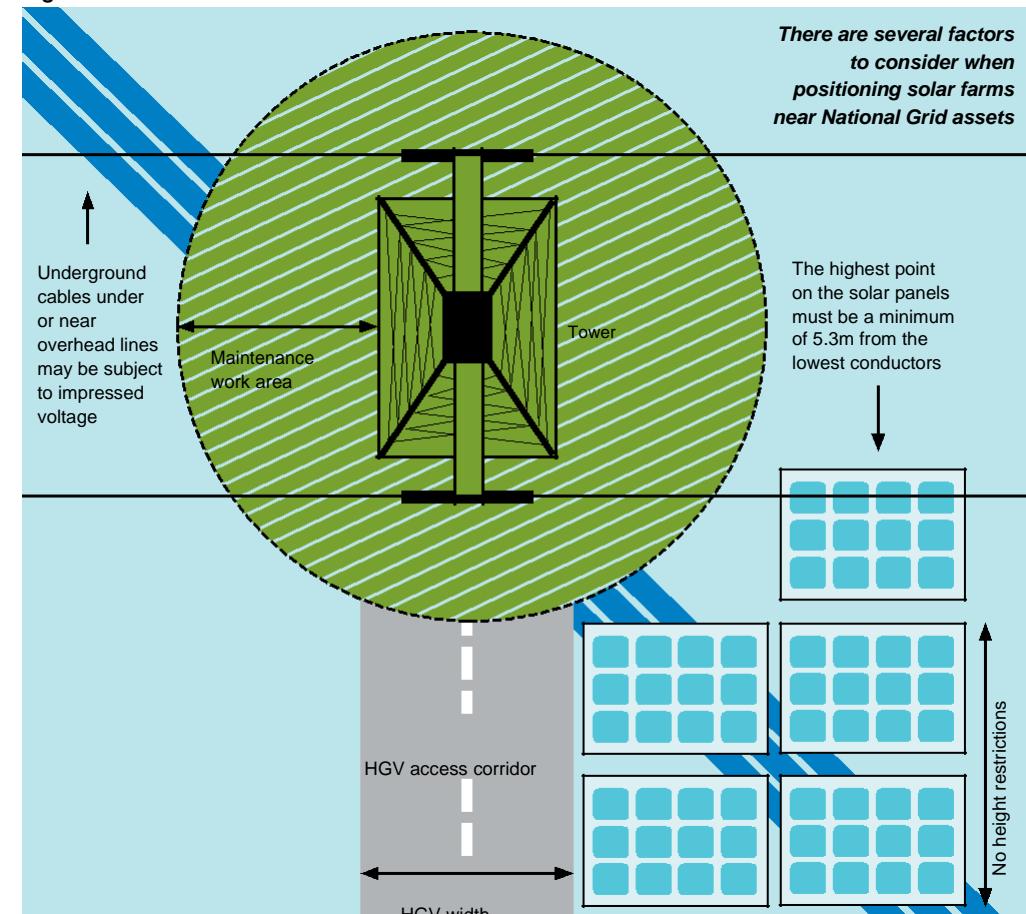
Solar panels that are directly underneath power lines risk being damaged on the rare occasion that a conductor or fitting falls to the ground. A more likely risk is ice falling from conductors or towers in winter and damaging solar panels.

There is also a risk of damage during adverse weather conditions, such as lightning storms, and system faults. As all our towers are earthed, a weather event such as lightning can cause a rise in the earth potential around the base of a tower. Solar panel support structures and supply cables should be adequately earthed and bonded together to minimise the effects of this temporary rise in earth potential.

Any metallic fencing that is located under an overhead line will pick up an electrical charge. For this reason, it will need to be adequately earthed to minimise microshocks to the public.

For normal, routine maintenance and in an emergency National Grid requires unrestricted access to its assets. So if a tower is enclosed in a solar farm compound, we will need full access for our vehicles,

Diagram not to scale



Including access through any compound gates. During maintenance – and especially re-conductoring – National Grid would need enough space near our towers for winches and cable drums. If enough space is not available, we would require solar panels to be temporarily removed.



Asset protection agreements

In some cases, where there is a risk that development will impact on National Grid's assets, we will insist on an asset protection agreement being put in place. The cost of this will be the responsibility of the developer or third party.

Contact details

Emergency situations

If you spot a potential hazard on or near an overhead electricity line, do not approach it, even at ground level. Keep as far away as possible and follow the six steps below:

- Warn anyone close by to evacuate the area
- Call our 24-hour electricity emergency number:
0800 404 090 (Option 1)¹
- Give your name and contact phone number
- Explain the nature of the issue or hazard
- Give as much information as possible so we can identify the location – i.e. the name of the town or village, numbers of nearby roads, postcode and (ONLY if it can be observed without putting you or others in danger) the tower number of an adjacent pylon
- Await further contact from a National Grid engineer

¹ It is critically important that you don't use this phone number for any other purpose. If you need to contact National Grid for another reason please use our Contact Centre at www2.nationalgrid.com/contact-us to find the appropriate information or call 0800 0014282.

Routine enquiries

Email:
assetprotection@nationalgrid.com

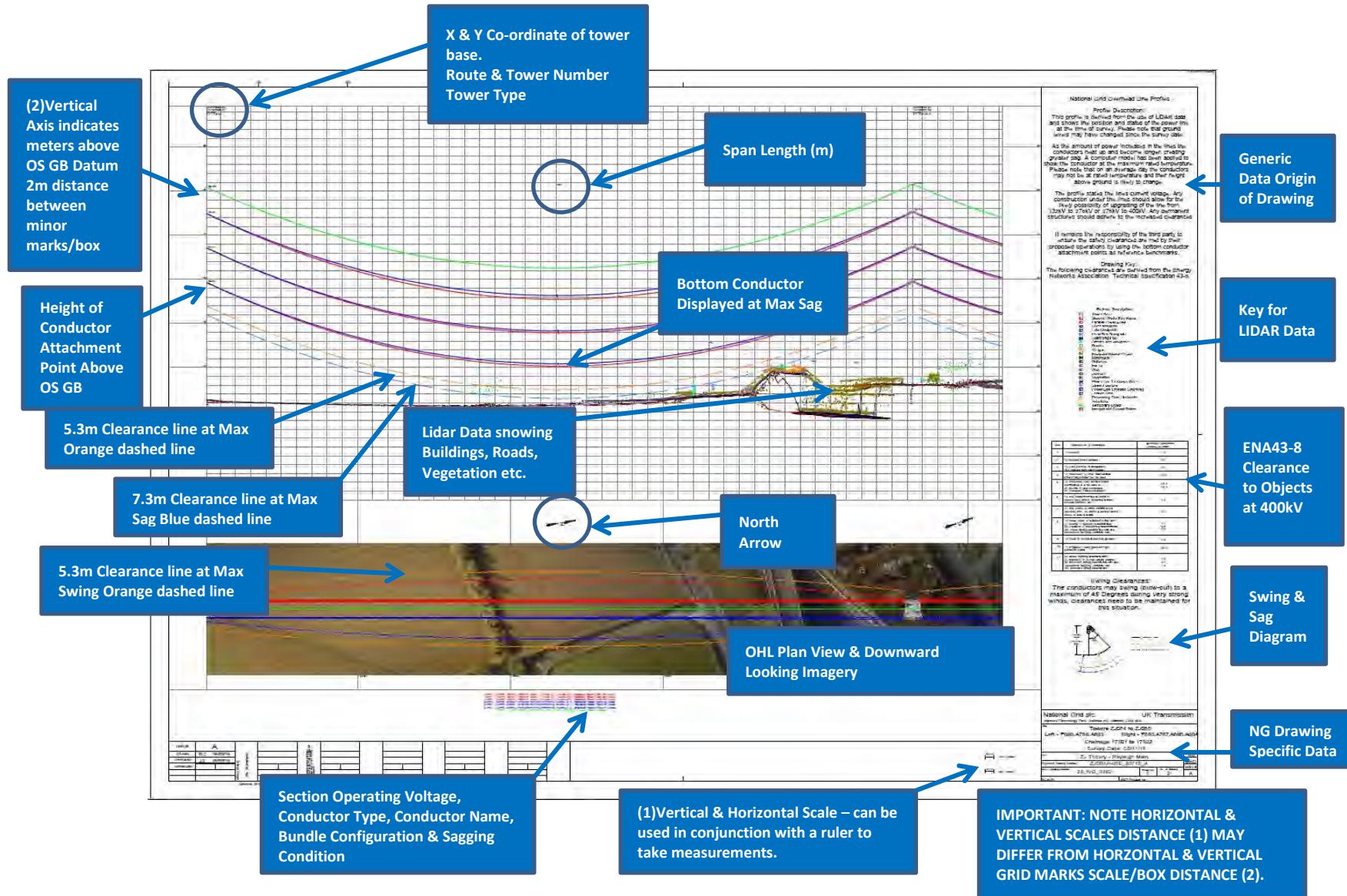
Call Asset Protection on:
0800 0014282

Opening hours:
Monday to Friday 08:00-16:00

14 APPENDIX A



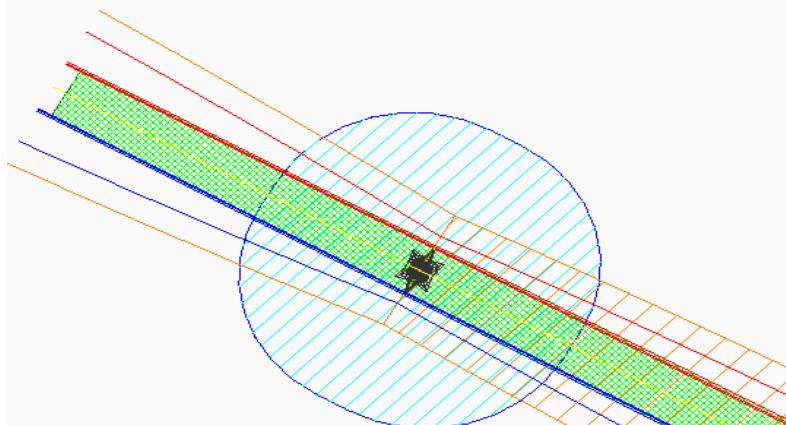
OHL Profile Drawing Guide



15 APPENDIX B



OHL Tower Stand Off & Reconductoring Area



Conductor Swing zone:

Ideally no Building or Development to take place within this zone. Any proposal shall be outside the Statutory Clearances as per ENA43.8 & not interfere with maintenance requirements.

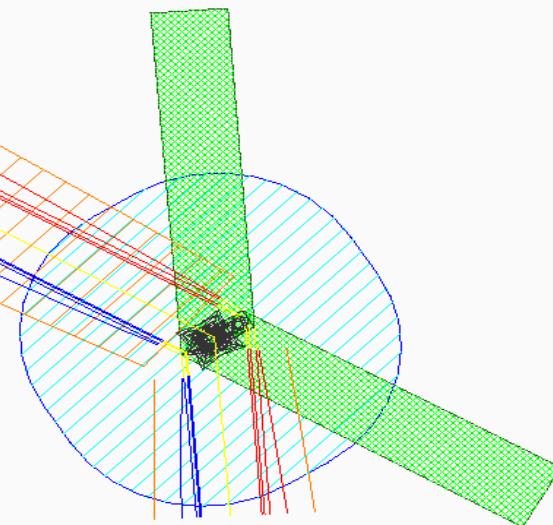
Restraining area:

2H (2x Top X-Arm height) to allow for Conductor Pulling operations at Tension towers & Catching Off conductors at Suspension towers.

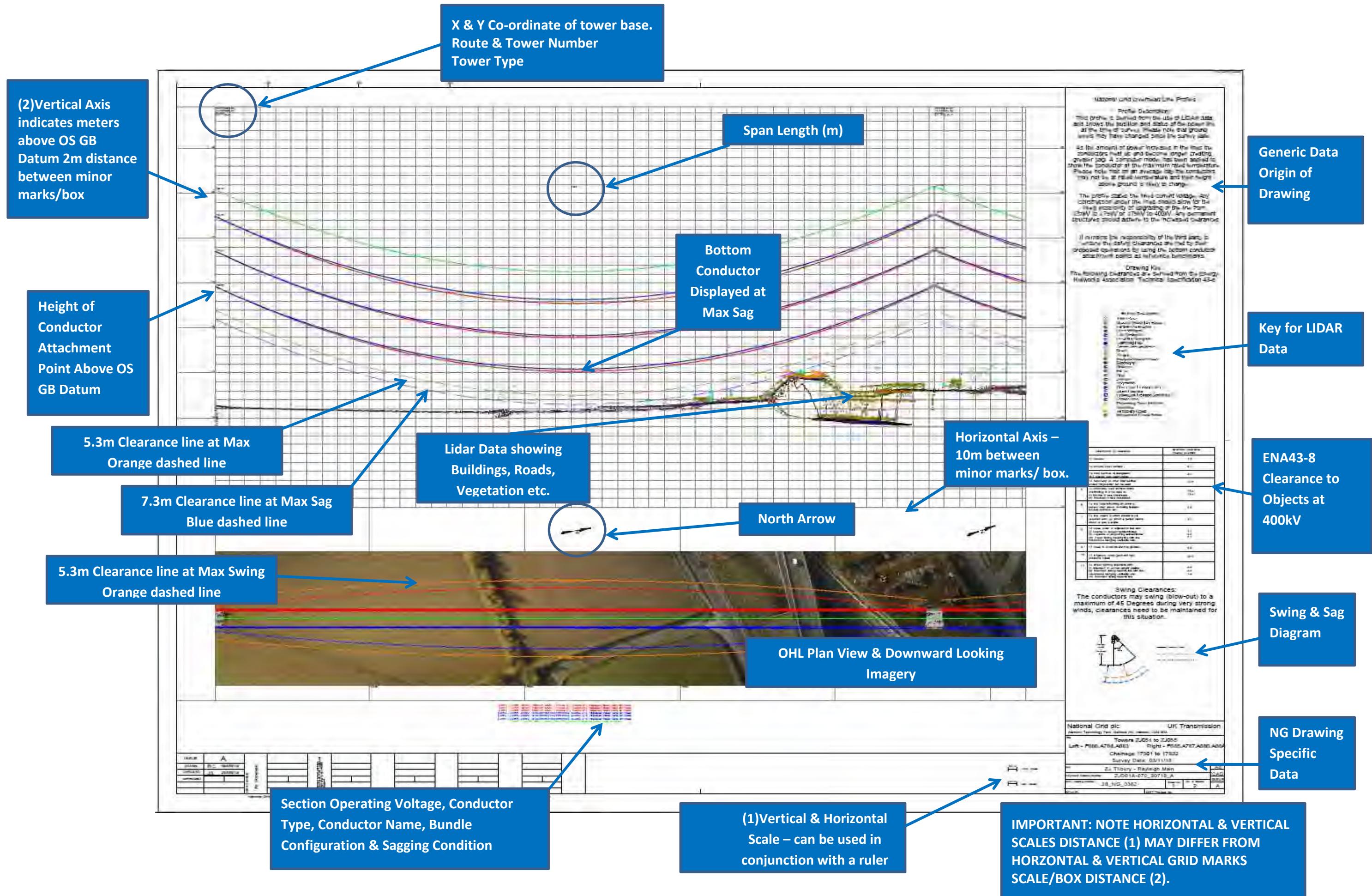
(Note: 3H required for triple conductor)

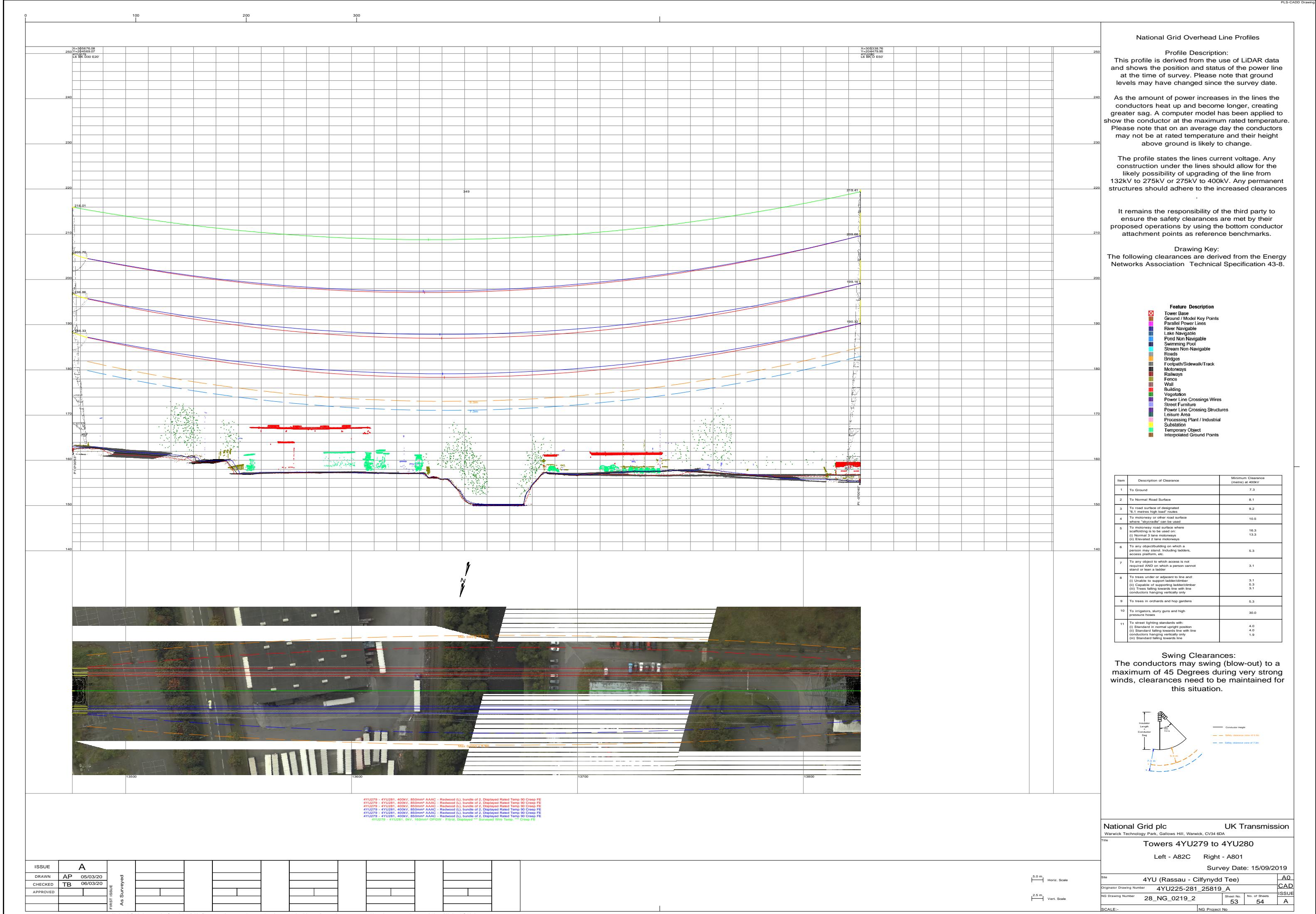
Tower Maintenance area:

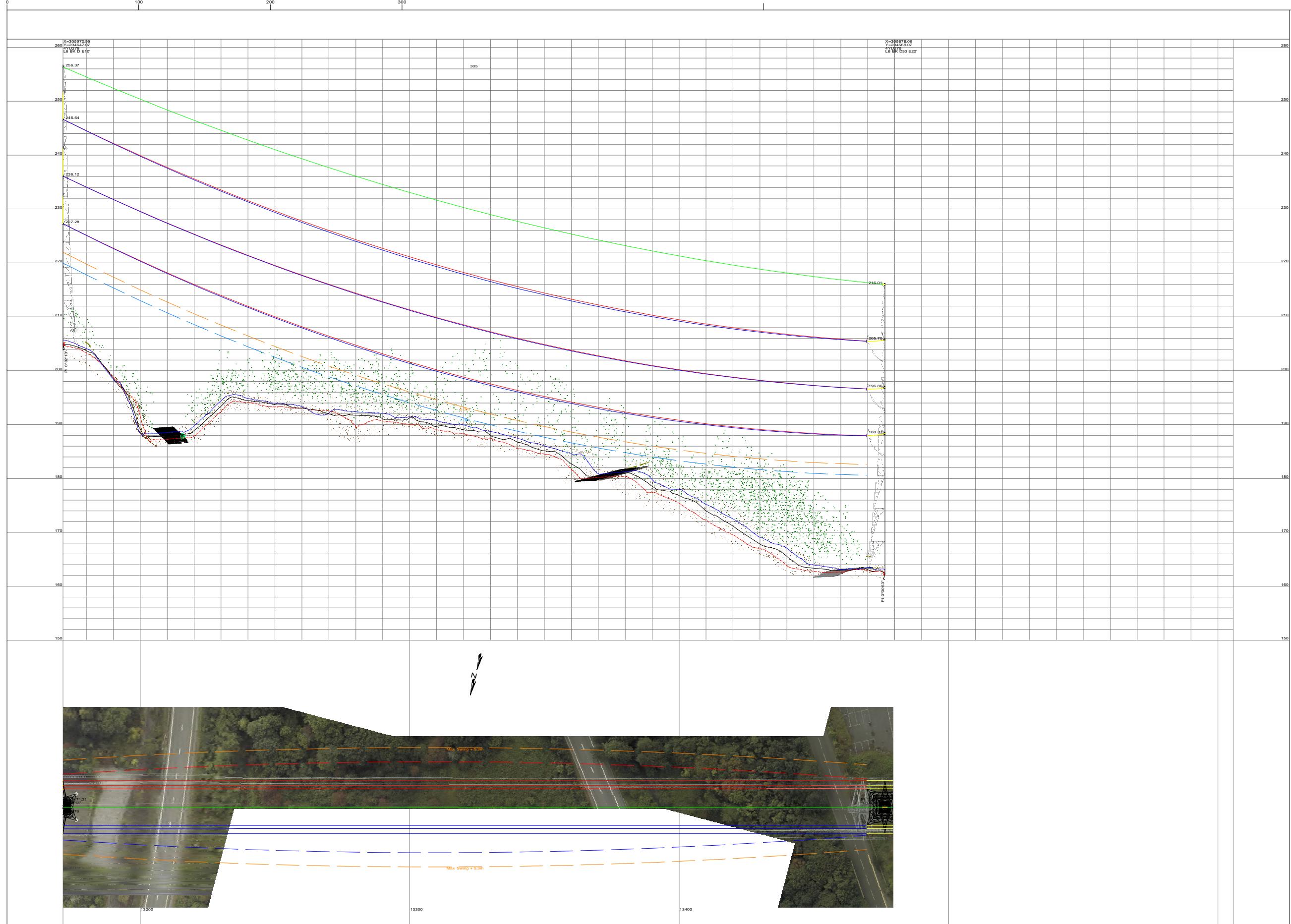
30m Tower Stand Off zone to allow for maintenance access & limit the potential effects of Earth Potential Rise.



nationalgrid - Overhead Line Profile Drawing Help







National Grid Overhead Line Profiles

Profile Description:
This profile is derived from the use of LiDAR data and shows the position and status of the power line at the time of survey. Please note that ground levels may have changed since the survey date.

As the amount of power increases in the lines the conductors heat up and become longer, creating greater sag. A computer model has been applied to the conductor at the maximum rated temperature. Please note that on an average day the conductors may not be at rated temperature and their height above ground is likely to change.

The profile states the lines current voltage. Any construction under the lines should allow for the likely possibility of upgrading of the line from 32KV to 275KV or 275KV to 400KV. Any permanent structures should adhere to the increased clearances

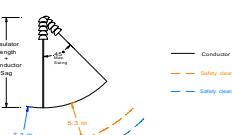
It remains the responsibility of the third party to ensure the safety clearances are met by their proposed operations by using the bottom conductor attachment points as reference benchmarks.

Drawing Key:
The following clearances are derived from the Energy
Networks Association Technical Specification 43-8.

Feature	Description
Tower	Base
Ground	Model Key Points
Purple	Polyline Lines
Pink	River
Yellow	Navigable
Blue	Lake
Dark Blue	Pond Non Navigable
Light Blue	Swimming Pool
Cyan	Stream Non-Navigable
Grey	Roads
Dark Grey	Bridges
Light Grey	Footpath/Sidewalk/Track
Red	Motorways
Dark Red	Railways
Yellow	Fence
Dark Yellow	Wall
Red	Building
Green	Vegetation
Light Green	Power Line Crossings
Dark Green	Wires
Dark Blue	Street furniture
Dark Purple	Power Line Crossing Structures
Dark Yellow	Leisure Area
Yellow	Processing Plant / Industrial
Dark Cyan	Substation
Cyan	Temporary Object
Dark Cyan	Interpolated Ground Points

Item	Description of Clearance	Minimum Clearance (metre) at 400kV
1	To Ground	7.3
2	To Normal Road Surface	8.1
3	To road surface of designated "6.1 metres high load" routes	9.2
4	To any motorway road surface where "skycrane" can be used	10.5
5	To motorway road surface where scaffolding is to be used on:	16.3
	(i) Normal 3 lane motorways	13.3
	(ii) Extra wide 4 lane motorways	
6	To any object/scaffolding on which a person may stand. Including ladders, access platform, etc.	5.3
7	To any object to which access is not required AND on which a person cannot stand or lean a ladder	3.1
8	To trees under or adjacent to line and:	3.1
	(i) Likely to support ladder/climber	5.3
	(ii) Likely to fall towards ladder/climber	3.1
	(iii) Trees falling towards line with line conductors hanging vertically only	
9	To trees in orchards and hop gardens	5.3
10	To irrigators, slurry guns and high pressure hoses	30.0
11	To street lighting standards with:	
	(i) Standard in normal upright position	4.0
	(ii) Standard falling towards line with line conductors hanging vertically only	4.0
	(iii) Standard falling towards line	1.9

Swing Clearances:
The conductors may swing (blow-out) to a maximum of 45 Degrees during very strong winds, clearances need to be maintained for this situation.



UK Transmission
Warwick Technology Park, Gallows Hill, Warwick, CV34 6DA

Towers 4YU278 to 4YU279

Survey Date: 15/09/2018

4YU (Rassau - Cilfynydd Tee)		A0
Drawing Number	4YU225-281_25819_A	CAD
ing Number	28_NG_0219_2	Sheet No. 52 No. of Sheets 54
NG Project No		ISSUE A

ISSUE	A	As Surveyed FIRST ISSUE							
DRAWN	AP 05/03/20								
CHECKED	TB 06/03/20								
APPROVED									

nationalgrid - Overhead Line Profile Drawing Help

