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JTPlanning

Demolition of industrial buildings and erection of 14 no. dwellings
and 6 no. apartments (20 in total) (C3 use) at

Bryntaf Garage
Aberfan
Merthyr Tydfil
CF48 4PJ

PLANNING STATEMENT (Incorporating Design and Access Statement)

December 2023

INTRODUCTION

1. The Applicant is interested in land at Bryntaf Garage, Aberfan. The applicant is keen to demolish the unsightly industrial buildings and erect 20 no. residential units. The proposal offers the following significant planning benefits:
 - Aids town centre regeneration by bringing new families and money into a lower-income community;
 - Adds a range of house types, including large family homes not known to be available in the town centre;
 - Disabled suites in most houses;
 - Designed for striking aesthetic quality, both in architecture and in enjoyment of the landscape - with views of the forest to the rear and hills to front;
 - Efficiency of land use, using high density development without sacrificing quality;
 - Neighbourhood access, and access to local services, is completely walkable;
 - Energy efficiency is built in, with terrace design and high but controlled solar gain;
 - Designed for community safety and neighbourly relations, with excellent natural surveillance of all approach pathways and roads.
 - Dark skies adaptations preserve wildlife and visual aesthetic;

2. A similar application in 2021 failed to be determined by the local planning authority (LPA). The Applicant appealed against non-determination; whilst the Appeal failed it was dismissed on design grounds for one block only and the resulting impact on an adjoining dwelling. The Inspector fully endorsed the development of the site for housing and raised no objections

to the access arrangements proposed.

3. The current application has been amended to address the issues raised by the Planning Inspector. The front block has been reduced in size by one-storey and a landscape buffer has been introduced between the proposed front block and the adjoining dwelling, Springfield House. As a result the proposal better reflects the scale of buildings in the surrounding area and reduces the impact on Springfield House.
4. This Statement seeks to address the principle policy/strategic issues regarding the development of the site for residential use, as well as the design and visual impact implications of the development.

PROPOSAL

5. Outline planning permission is sought for the erection of 14 dwellings and 6 no. apartments (Use Class C3) (20 no. residential units in total) on land at Bryntaf Garage, Aberfan (the application site). Access to the site is directly from the adopted highway, Bryntaf.

THE SITE

6. The existing site consists of a privately-owned parcel of land used for commercial purposes. There is a car repair garage and roofing contractors. The site lies on the eastern edge of the settlement of Aberfan.
7. The site is bound by existing residential dwellings to both the north, east and south east. Open land bounds the site to the west.

PLANNING HISTORY

8. A similar application was lodged in 2021 for 20 units and the LPA failed to determine it. The Appeal was Dismissed because the Inspector felt that the proposal front block was too high and did not respect the character of buildings on the street. The Inspector also felt that the front block would have a negative impact on the amenity of residents at an adjoining dwelling, Springfield House. The Appeal Decision is appended at Appendix 1.

PUBLIC CONSULTATION

9. The Applicant has undertaken a consultation exercise with the general public and statutory consultees in accordance with legislative requirements. Consultation began on the 20th October 2023 and ended on the 17th November 2023.
10. A site notice (Schedule 1B of the publicity and consultation before applying for planning permission notice under articles 2C and 2D) was posted at the site for 28 days, this notice was also delivered to approximately 20 neighbours who live near the site. This site notice informed the neighbours of the proposed development. The notice outlined the proposal and provided neighbours with a link to a dedicated webpage with the full details of the planning application – including drawings and a Planning Statement. The Applicant encouraged neighbours to respond with any feedback. The webpage link is <https://www.jontweddell.co.uk/bryntaf/>.
11. A notice (schedule 1C consultation before applying for planning permission notice under article 2D) was also sent out to the various consultees. The notice outlined the application proposals and invited feedback. The

notice was sent electronically to each consultee and included the full details of the planning application including drawings and a Planning Statement. The consultees contacted were The Coal Authority, Highways, and Welsh Water.

12. A copy of the statutory notices and consultation webpage are included at Appendix 2.

Feedback

13. In total, three neighbours emailed the Applicant's Agent. None of the emails raised any specific concerns about the development proposed, they simply noted that they would continue to object to the development proposed.
14. The neighbour's comments are available on request. They have not been included in this document because they contain personal details (data protection).
15. In terms of responses from the statutory consultees, *Wales Water* stated that:

"We have no objection for the domestic foul flows generated from this development to connect to the public sewerage system."

16. The *Coal Authority* has noted that:

"The subject site falls within the Development High Risk Area. The Coal Authority's information indicates that coal mining has taken place beneath the site at shallow depth. In addition, the site lies in

an area outcropping coal seams. These seams may have been subject to historic unrecorded mining activity."

"As such, any planning application for the proposed residential development should be supported by a Coal Mining Risk Assessment. This document should demonstrate to the LPA that the site is, or can be made, safe, stable and suitable for the proposed development. Should the application be submitted without a suitable Coal Mining Risk Assessment, the Coal Authority is likely to raise an objection to the proposal."

17. A Coal Mining Risk Assessment (CMRA) is lodged with the application papers. The Highway Authority's comments are as follows:

"Major concern at this time is the ability of the existing highway network to accommodate the proposal along Bryntaf and all roads leading to Bryntaf. Analysis of the existing traffic volumes, and potential future additional volumes if progressed/approved, including junction analysis is considered necessary."

18. The full details of each response are contained at Appendix 3. As a result of the consultation the Applicant has undertaken a CMRA and a Transport Statement to inform the planning application.

PLANNING POLICIES

19. The Merthyr Tydfil Replacement Local Development Plan 2016 - 2031 (LP) was adopted in January 2020 and is the basis for land use planning decisions in the County Borough, excluding Brecon Beacons National Park.

20. Other relevant documents include *Planning Policy Wales* (PPW), published in December 2018.
21. The main issue in determining any planning application is considered to be the general principle of development and whether the site lies within a sustainable location. Other issues include design and access and parking.

PRINCIPLE OF DEVELOPMENT

22. *Planning Policy Wales* (PPW) came into effect in December 2018. The PPW makes it clear that any development needs to be 'sustainable development'. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
23. The PPW at paragraph 1.17 states that there is a '*presumption in favour of sustainable development*'.
24. The proposals map in the LP identifies the site as being within the settlement boundary for Aberfan and Merthyr Vale. The site lies within an area of 'whitelands'. The site is not within a conservation area and is not affected by any listed buildings.
25. Policy SW4 of the LP states that to encourage development within urban areas, support the re-use of previously developed land, and to protect and support the functioning of our rural economy and the countryside, settlement boundaries will be defined as follows:

Primary Growth Area:

- Merthyr Tydfil
- Trefechan

Other Growth Areas:

- Troedyrhiw
- **Aberfan and Merthyr Vale**
- Quakers Yard, Edwardsville, Treharris, and Trelewis
- Bedlinog

26. Policy SW1 of the LP states that to sustainably grow the population, 2,250 additional homes are required. To ensure these are delivered, provision is made for 2,821 additional homes.
27. Policy SW2 of the LP states that during the plan period, development proposals will be expected to deliver up to 253 affordable dwellings across the County Borough in order to contribute to the identified level of housing need.
28. The site lies within walking distance of local services including shops, pubs, takeaways, railway service, bus services and schools. Therefore, the development can be seen as sustainable. The site itself also includes existing buildings and these would be replaced with an overall enhanced design.
29. The *Second Annual Monitoring Report*, October 2022, acknowledges that housing delivery is below that required. Market housing completions had been delivered at levels above the target outcome up to 2020, but dropped to 21% below the target level for 2021. At April 2022, the Monitoring Report states that:

'455 market dwellings have been completed across the County Borough, which translates as 30% less than the target outcome of 653 completions. The trigger level associated with this indicator is '20% less or greater than the monitoring target over 2 consecutive years' which has now been triggered.'

30. This adds further weight to the Applicant's proposal which could deliver new, much-needed housing in the short term.

DESIGN

31. Policy SW11 of the LP states that development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design. Policy SW11 will aim to guide proposals for development to create sustainable places through high quality design.
32. The buildings in the vicinity of the site are predominantly two-storey terraced housing. There is one detached dwelling immediately north of the site, more detached dwellings lie further north of the site.
33. As the application is lodged in 'outline' the finer detail of design will not be agreed at this stage. The Applicant however is keen to develop 14 no. dwellings and 6 apartments.
34. The Applicant is keen to embrace the constraints of the site as an industrial site and former quarry. There is a steep, landscaped quarry face that runs along the west boundary of the site. The rear buildings will be subordinate to the hillside, having a lower elevation over the terrain than the existing dwellings.

35. The design put forward is one of a high-quality modern design incorporating modern and traditional materials. The overall design is intended to complement the general traditional character of the area by designing houses fit for the 21st Century. Whilst the houses proposed are higher than many in the area, it is considered that the site is standalone given its juxtaposition in relation to adjoining development. The roof line of the front block has been reduced by one-storey, compared to the earlier scheme in 2021 – to better reflect the scale of buildings nearby. This was a key issue raised by the Inspector in determining the recent Appeal.
36. The current application has been amended to address two key issues raised by the Planning Inspector. The front block has been reduced in size by one-storey and a landscape buffer has been introduced between the proposed front block and the adjoining dwelling, Springfield House. As a result the proposal better reflects the scale of buildings in the surrounding area and reduces the impact on Springfield House in respect of their amenity/privacy.
37. The development is also likely to deliver a range of sustainable and environmentally friendly measures. High performance vehicle charging would be provided to all houses. All houses are expected to be three-phase electrically powered.
38. There is a *Tree Preservation Order* on land south of the application site. The site is also bound by a *Site of Importance for Nature Conservation* (SINC) and a *Special Landscape Area* (Pontygwaith). It is expected that no trees or habitat would be removed as a result of the development, and care has been taken in the design to minimise the impact of stray light on the immediate and wider environment. The proposals would be concentrated within the boundaries of the previously developed garage site. The site is also at a significantly lower level to the adjoining SINC. The *Preliminary Ecology Appraisal* (lodged separately) also lists a number of

'Enhancement Opportunities' including:

- Six integrated bat boxes to be installed at the top of the northern and southern walls (twelve in total)
- Six integrated birdboxes to be installed on the western aspect of the property.
- The provision of gaps into all boundaries (13cm x 13cm) to allow free passage of hedgehogs across the site.

39. The impact of the proposal on adjoining neighbours is an important consideration. The blocks that are closest to existing dwellings have been set off the site boundary to respect privacy distances and protect amenity. Prior to lodging the application, the Applicant has engaged with local residents to understand their views in respect of the proposal.
40. Overall, it is considered that a well-designed, contemporary solution could be supported for the site without being detrimental to the overall character of the area.

ACCESS AND PARKING

41. The development would be accessed from Bryntaf from the east of the application site, this access will be utilised and enhanced. The existing access already serves existing industrial uses. It is considered that there are some benefits, in planning terms, by removing the industrial use. It is considered that the housing scheme is likely to generate less traffic than the current industrial uses. The traffic from a residential development will likely be cars and vans; these can manoeuvre the streets with ease, in comparison to the large 7.5tonne industrial vehicles which currently serve the site. Appendix 4 includes a letter from the current site

operator confirming their usage of the site.

42. The site can accommodate off-street parking and turning facilities. The plans indicate in the region of 58 parking spaces for the 20 units proposed. Again, as the application is in outline, the parking provision would not be agreed at this stage.
43. As a result of information received during the public consultation the Applicant has undertaken a detailed *Transport Statement* (lodged separately) to fully consider details around traffic and parking.
44. It should also be noted that the Planning Inspector raised no issues whatsoever in respect of the access and parking arrangements suggested.

CONCLUSION

45. It has been evidenced that the proposal will provide a sustainable form of development in an accessible location. The *Second Annual Monitoring Report*, October 2022, acknowledges that housing deliver is below that required and there is a need for more housing to come forward now. Market housing completions have dropped to 21% below the target level for 2021.
46. The proposals would result in the removal of a '*bad neighbour*' use and the recycling of previously developed (brownfield) land. It is considered that there would be improvements to the amenity of residents nearby. The proposal takes full account of the existing LP and Government planning guidance. The Applicant would therefore invite the LPA to support the proposal.

Appendices

Appendix 1 – Appeal Decision

Appendix 2 – Statutory Site Notices

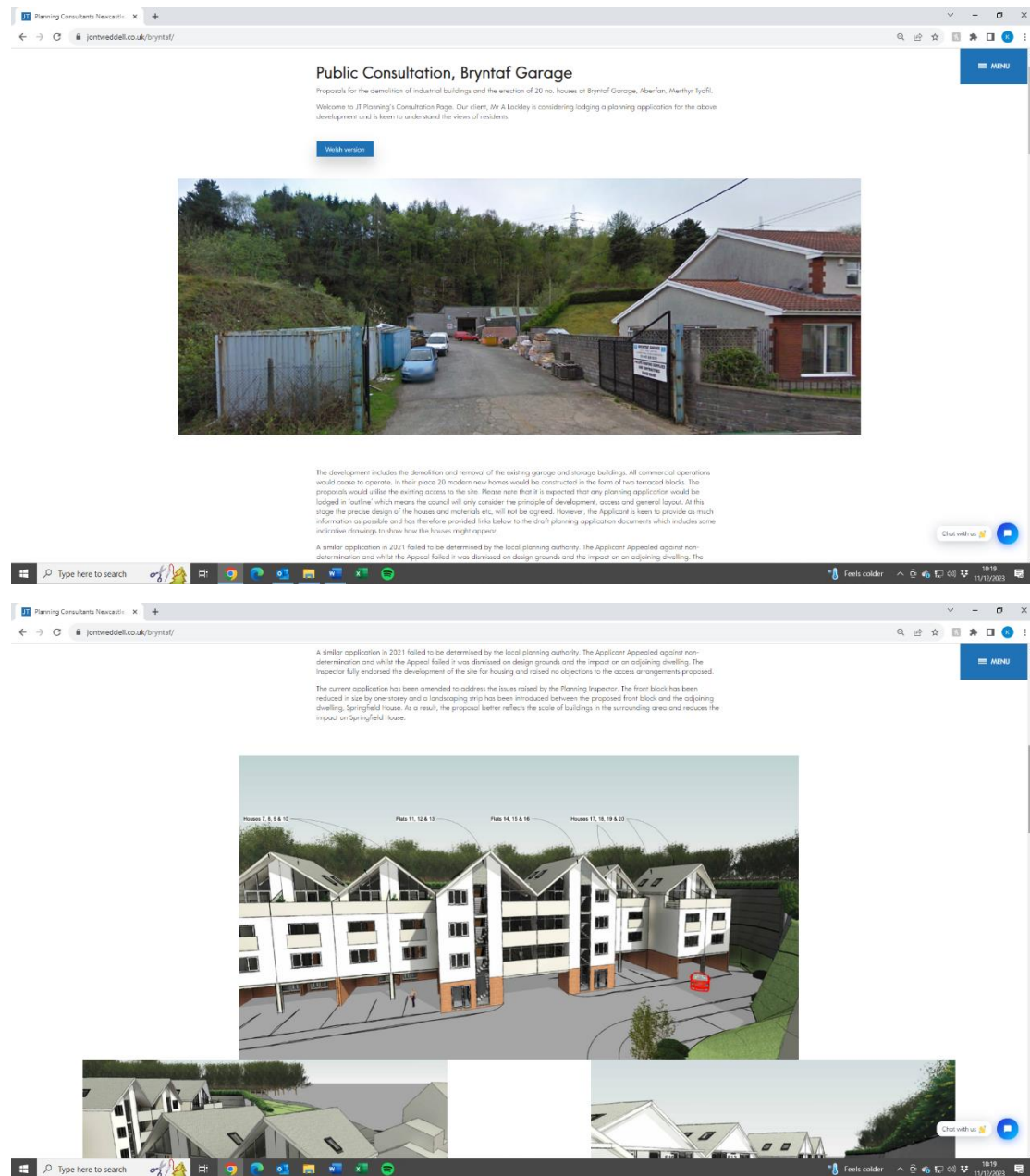
Appendix 3 – Consultee Responses

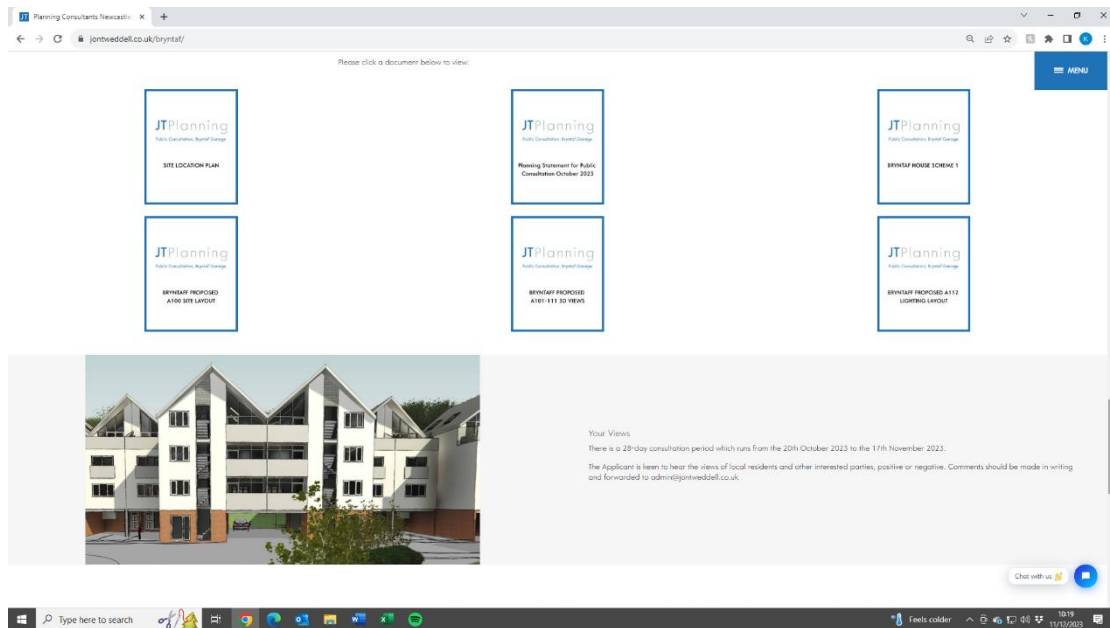
Appendix 4 – Letter from site operator

Appendix 1 – Appeal Decision

Appendix 2 – Statutory Site Notices

Website with information:





**SCHEDULE 1B
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D**

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

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 Bryntaf Garage, Bryntaf, Merthyr Tydfil

We give notice that Mr Andrew Lockley is intending to apply for planning permission to;

Develop 20 no. dwellings (C3 use) at Bryntaf Garage, Bryntaf, Merthyr Tydfil.

The proposals will include the following:-

- Removal of the existing garage, storage buildings and site clearance
- Development of 20 no. dwellings in the form of 2 terraced blocks
- Enhancement of access and creation of proposed adopted road within the site.
- Creation of landscaping including grassed areas and trees.

You may inspect copies of the proposed application for a 28-day period commencing **20th October 2023**

The proposed plans and other supporting documentation can be found at;

www.jontweddell.co.uk/Bryntaf

Anyone who wishes to make representations about this proposed development must write to the applicants agent at; Jon Tweddell Planning

Coble Quay
Amble
Northumberland
NE65
0FB

or by email at the following address:-

admin@jontweddell.co.uk

by 17th November 2023

Date: 20th October 2023

ATODLEN 1B
HYSBYSIAD CYHOEDDUSRWYDD AC YMGYNGHORI CYN
GWNEUD CAIS AM GANIATÂD CYNLLUNIO DAN ERTHYGLAU 2C
A 2D

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

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ('ACLI'). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn Garej Bryntaf, Bryntaf, Merthyr Tudful

Rydym yn gwneud hysbysiad fod Mr Andrew Lockley yn bwriadu ymgeisio am ganiatâd cynllunio i;

Ddatblygu 20 o anheddau (defnydd C3) yn Garej Bryntaf, Bryntaf, Merthyr Tudful.

Bydd y cynigion yn cynnwys y canlynol:-

- Cael gwared ar y garej bresennol, adeiladau storio a chlirio'r safle
- Datblygu 20 o anheddau ar ffurf 2 bloc teras
- Gwella mynediad a chreu ffordd wedi'i mabwysiadu arfaethedig yn y safle.
- Creu tirlunio yn cynnwys glaswellt a choed.

Gallwch archwilio copïau o'r cais arfaethedig am gyfnod o 28 niwrnod yn cychwyn 20th October 2023 to 17th November 2023.

Gellir gweld y cynlluniau arfaethedig a dogfennaeth ategol arall ar;

www.jontweddell.co.uk/Bryntaf

Rhaid i unrhyw un sydd eisiau cyflwyno sylwadau ynghylch y datblygiad arfaethedig hwn

ysgrifennu at asiant yr ymgeisydd yn; Jon Tweddell Planning

Coble Quay

Amble

Northum

berland

NE65

0FB

neu drwy e-bost yn y cyfeiriad canlynol:-

admin@jontweddell.co.uk

erbyn 17th November 2023

Dyddiad: 20th October 2023

**SCHEDULE 1C
CONSULTATION BEFORE APPLYING FOR PLANNING PERMIS-
SION
NOTICE UNDER ARTICLE 2D**

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

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

Proposed Development at Bryntaf Garage, Bryntaf, Merthyr Tydfil

We give notice that Mr Andrew Lockley is intending to apply for planning permission to;

Develop 20 no. dwellings (C3 use) at Bryntaf Garage, Bryntaf, Merthyr Tydfil.

The proposals will include the following:-

- Removal of the existing garage, storage buildings and site clearance
- Development of 20 no. dwellings in the form of 2 terrace blocks
- Enhancement of access and creation of proposed adopted road within the site.
- Creation of landscaping including grass and trees.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at www.jontweddell.co.uk/bryntaf

In accordance with the requirements of article 2E of the Town and Country Planning (Development Planning Procedure) (Wales) Order 2012 a consultation response must be sent to admin@jontweddell.co.uk by **17th November 2023**

Jon Tweddell Planning
Coble Quay
Amble
Northumberland
NE65 0FB

ATODLEN 1C
YMGYNGHORIAD CYN YMGEISIO AM GAIS CYNLLUNIO
HYSBYSIAD DAN ERTHYGL 2D

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

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ffurfio cais ffurfiol am ymateb i ymgynghoriad cyn ymgeisio dan Erthygl 2D y Gorchymyn Cynllunio Gwlad Thref (Gweithdrefn Cynllunio Datblygu) (Cymru) 2012.

Datblygiad arfaethedig yn Garej Bryntaf, Bryntaf, Merthyr Tudful

Rydym yn gwneud hysbysiad fod Mr Andrew Lockley yn bwriadu ymgeisio am ganiatâd cynllunio i;

Ddatblygu 20 o anheddau (defnydd C3) yn Garej Bryntaf, Bryntaf, Merthyr Tudful.

Bydd y cynigion yn cynnwys y canlynol:-

- Cael gwared ar y garej bresennol, adeiladau storio a chlirio'r safle
- Datblygu 20 o anheddau ar ffurf 2 bloc teras
- Gwella mynediad a chreu ffordd wedi'i mabwysiadu arfaethedig yn y safle. Creu llefydd parcio.
- Creu tirlunio yn cynnwys glaswellt a choed.

Mae copi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w gweld ar-lein ar www.jontweddell.co.uk/bryntaf

Yn unol â gofynion erthygl 2E Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 rhaid anfon ymateb i'r ymgynghoriad i admin@jontweddell.co.uk erbyn **17th November 2023**

Jon Tweddell Planning
 Coble Quay
 Amble
 Northumberland
 NE65 0FB

Appendix 3 – Consultee Responses

Mr John Tweddell
JT planning
Coble Quay
Amble
Northumberland
NE65 0FB

Date: 06/11/2023
Our Ref: PPA0008362

Dear Mr Tweddell,

Grid Ref: 307030 199819

Site Address: Bryntaf Garage, Bryntaf, Merthyr Tydfil

Development: 2D- 14 dwellings and 6 apartments

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

APPRAISAL

Firstly, we note that the proposal relates to 14 dwellings and 6 apartments and understand that the development site may have planning permission; as a result, we are not sure of its status and any conditions that may be relevant in relation to water and sewerage. However, should this not be the case and having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

PUBLIC SEWERAGE NETWORK

The proposed development site is located in the immediate vicinity of a combined sewerage system, which drains to Cilfynydd Wastewater Treatment Works (WwTW).

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were

transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SURFACE WATER DRAINAGE

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

It is therefore recommended that the developer consult with Rhondda Cynon Taf Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice and Guidance note. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

FOUL WATER DRAINAGE – SEWERAGE NETWORK

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be communicated to the combined sewer at or downstream of manhole ST07990804 located in Bryntaf highway. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e., a drain which extends beyond the connecting property boundary) or via a new sewer (i.e., serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991).

The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains and conform with the publication “Sewers for Adoption” – 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

SEWAGE TREATMENT

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

POTABLE WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers’ supply as demands upon our water systems change continually.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently, the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

For the Attention of: Mr J Tweddell – Director

[By Email: admin@jontweddell.co.uk]

8th November 2023

Dear Mr Tweddell

RE: PRE-APPLICATION Bryntaf Garage

Develop 20 no. dwellings (C3 use) at Bryntaf Garage, Bryntaf, Merthyr Tydfil

Thank you for your notification received on the 19th October 2023 in respect of the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that the site is in an area of recorded and probable unrecorded coal workings at shallow depth. These features may pose a potential risk to surface stability and public safety.

Any formal planning application submitted for the proposed development of this site would need to be supported by a Coal Mining Risk Assessment. Further information on Coal Mining Risk Assessments can be found by following the link below:

<https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments>

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

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI

Principal Planning & Development Manager

Disclaimer

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

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

PROPOSED DEVELOPMENT

Develop 20 no. dwellings (C3 use) at Bryntaf Garage, Bryntaf, Merthyr Tydfil.

PLANNING HISTORY

P/21/0170

Demolition of industrial buildings and erection of 14 dwellings and 6 apartments (Outline). No highway objection was raised to the proposal. The application was taken to a Non-determination Appeal where it was dismissed. The appointed inspector concluded that the proposed access point onto the existing highway was considered acceptable.

HIGHWAY ASSESSMENT

The proposed development consists of 14 no. houses and 6 apartments.

Access

Access to the proposed development would be achieved via upgrading the existing access to the Garage with a 5.5m wide carriageway with 2.0m wide footways on each side, with 6m junction radii onto the existing highway. The proposed means of access gives no significant cause for concern subject to detailed design and compliance with the Common Standards for Residential, Industrial and Commercial Estate Roads, available for download at the following link:

<https://www.css.wales/#ourwork>

The means of access gives no significant cause for concern, nevertheless a forthcoming planning application should include a Transport Statement that identifies the anticipated trip generation of the proposed development.

Circulation

The internal layout of the development is not to adoptable standards in terms of a lack sufficient segregated pedestrian footway facilities and vehicular turning area in accordance with the common standards for residential estate roads. Please see SK01 overleaf that indicates the required layout for the internal roads to be offered for adoption by the highway authority. Beyond the layout indicated on SK01 dwelling should be served by private accesses, details of which are contained in the common standards.

Parking

The site layout plan indicates that the development consists of 10 no. 3 bedroom dwellings, 10 no. 2 bedroom dwellings.

In accordance with Parking Standards Wales 2008, residential dwellings have an off-street parking requirement of 1 space per bedroom (maximum requirement of 3 spaces) for residents, plus 1 space per 5 units for visitors.

As such, the proposal has a total requirement 50 spaces for residents and 4 spaces for visitors, a total requirement of 54 spaces.

The submitted site layout plan indicates provision of 58 spaces. This level of off-street parking provision exceeds the development's requirement, and therefore gives no cause for concern. However, the layout of the spaces will need to be amended to accommodate the required internal highway layout indicated on SK01 overleaf.

NOTES

None.

pp Carwyn Morris CEng MICE
Head of Engineering and Highways

Appendix 4 - Letter from site operator

J. PHELPS
BRYNTAF QUARRY
BRYNTAF
ABERFAN
MERTHYR TYDFIL
CF48 4PJ
MOBILE:- 07970 035568
TEL:- 01443 691911

23rd January 2021

TO WHOM IT MAY CONCERN

I have been a roofer for 45 years.

I bought Bryntaf Quarry in 1981 where I set up a Roofing Merchants supplying all roofing contractors in the area.

I have been having Forty Foot Trucks into my yard delivering roofing materials to me.

I have held an operators licence running Hiab trucks all these years out of there with no problems with any of the neighbours.

Due to Covid I have stopped supplying but still have skip lorries in and out picking up waste.

Any house removal big vehicles come up street or big delivery vehicles use my gateway to turn.

I run a garage and mot centre from the premises where some days we have upto 30-40 vehicles coming in and out, some motor homes for mots and repairs.

Yours faithfully



John Phelps