

Merthyr Tydfil County Borough Council
The Planning Division
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

Date: 03/04/2024
Our Ref: PLA0078135
Your Ref: P/23/0053/P/24/0015

Dear Sir

Grid Ref: SO053041 305452 204157

Site: Former Ardagh Site, Dragon Parc, Abercanaid, Merthyr Tydfil

Development: Discharge of conditions 22 and 23 of planning consent P/23/0053.

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We have reviewed the latest information submitted by Davies Homes as part of the application. Subject to compliance with the details provided in the following documents we can recommend the discharge of conditions 22 and 23.

- DC/WW Easement Layout Drawing No. 21566-SK-909-A
- DC/WW Easement Temporary Site Traffic Crossing Drawing No. 21566-SK-907-0
- Risk Assessment Method Statement (RAMS)

We however request that the Applicant resubmit their latest RAMS to us 28 days prior to commencement on site and that all sewers and watermain are accurately located and marked out. It should also be reminded that we require supervision and unrestricted access to the pipe bridge for inspection purposes during the construction phase, to enable us to continue to perform our statutory duties.

Furthermore, there are assets crossing the site that may need to be diverted under s185 of the Water Industry Act 1991 to facilitate the development as proposed. It is therefore in the developer's interest to liaise with us to discuss this matter further.

Please note the applicant has not gained approval under Section 104 of the Water Industry Act 1991, and therefore amendments may be required through this process. The applicant will be responsible for notifying the Local Planning Authority of any amendments made through this adoption process.

Whilst covered under a separate planning application (ref P/21/0328) we also wish to reinforce our position set in our letter ref PLA0060282 dated 07.02.2022 relating to the proposed swale and its use in solely managing the onsite flood risk caused by the exceedance of the nearby culverted watercourse during extreme events. We are satisfied in principle with the proposed swale provided there is alignment with the detail provided as part of the application. Owing to the location of the swale in relation to our assets, and the risk posed to our ability to access in an emergency scenario, we have obtained assurances from Merthyr County Borough Council & the Applicant that it will not be used now or in future to manage other drainage related flows.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

I trust the above is clear however should you require any further information please do not hesitate to contact us on 0800 917 2652 or via email at developer.services@dwrwymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Maria Evans
Development Control Officer
Developer Services



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Welsh and English

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