

Ein cyf/Our ref: CAS-269319-V1X3
Eich cyf/Your ref: P/24/0245

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

Dyddiad/Date: 12 December 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: OUTLINE PLANNING PERMISSION FOR 3 DWELLINGS (ALL MATTERS RESERVED)

LLEOLIAD/LOCATION: GREENACRES BRONDEG HEOLGERRIG

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 26 November 2024.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding protected sites. If this information is not provided, we would object to this planning application. Further details are provided below.

We also advise that based on the information submitted to date, condition regarding pollution prevention should be attached to any planning permission granted. Without the inclusion of this condition we would object to this planning application.

Protected Sites

We note the application redline boundary borders the Cwm Glo a Glyndyrys SSSI. We note the features for which the SSSI has been notified include marshy grassland, neutral grassland, acid grassland and its assemblage of grassland macro fungi.

Planning Policy Wales 12 is clear that there is a presumption against development not within a SSSI, but likely to damage a SSSI. In this context, a proposal must be carefully assessed to ensure that effects on those nature conservation interests which the designation is intended to protect are clearly understood.

We note that species listed as features of the SSSI may be present within the red line boundary, along with protected species. This information is unknown as no ecological report

has been submitted with the application. In addition, it is unclear from the information submitted of any safeguarding from the proposed development on the SSSI. Therefore, we advise a Preliminary Ecological Appraisal (PEA) is submitted, along with reports for any additional surveys identified in the PEA.

Further Advice to Applicant

We also note the presence of a watercourse on site – the Nant Cwm-pant bach. We note although this is not a feature of the SSSI, we advise that creating a development buffer along the watercourse will also minimise impacts on the SSSI, both during construction and occupation, and is therefore desirable.

In addition, to minimise negative impacts on nocturnal animals, any external lighting should be directed downward and away from the SSSI, in line with best practice.

Pollution Prevention

Given the proximity of the two watercourses and lack of mitigation included in the application we would also advise that a CEMP will be required as part of the application, this should include but not be limited to the following:

Condition:

No development shall commence until 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 timetable, details of site clearance.
- Plan and management of the disposal of foul drainage. Disposal of surface water drainage. Installation of oil and petrol separators. Installation of trapped gullies. Installation of roof drainage – sealed at ground level.
- General Site Management: 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, surface drain and surface network.
- 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.

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.

Foul Drainage

No information has been provided regarding the disposal of foul waters from the proposed development. We refer you to Welsh Government Circular 008/2018 on the use of private sewerage in new developments, and specifically paragraphs 2.3-2.5, which stress the first presumption must be to provide a system of foul drainage discharging into a public sewer. We advise you that the proposed development is in a publicly sewered area.

Please consult us again if foul sewage from the proposed development is to be disposed of by a private sewerage system.

Further Advice

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#).

We advise you contact your authorities drainage department in their capacity as lead local flood authority who may be able to advise on any local problems in relation to surface water disposal and any associated flood risk.

Other Matters

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.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

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

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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.