

Pre-application Consultation Report

Pant Industrial Estate, Merthyr Tydfil
April 2020



Summary

Applicant

MKR Properties Ltd

Site

Vacant land at Pant Industrial Estate, Merthyr Tydfil

Amity Planning
Suite 103
Creative Quarter
Cardiff
CF10 1AF

e: info@amityplanning.co.uk



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1. Introduction

- 1.1 Amity Planning are instructed by MKR Properties Ltd (hereafter referred to as the ‘applicant’) to undertake a pre-application consultation exercise in preparation for the submission of an application for full planning permission for the redevelopment of vacant land at Pant Industrial Estate, Merthyr Tydfil (hereafter referred to as the ‘application site’). The proposal comprises the following:

‘Erection of light industrial units ‘

- 1.2 As stipulated by Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as ‘DMPWO’), all planning applications for major development are to undertake statutory pre-application consultation and subsequently submit a pre-application consultation report (PAC) as part of the planning application.
- 1.3 The statutory requirements regarding pre-application procedures are set out in the next section of this report, followed by the consultation approach in Section 3. The response from community actors, specialist consultees and the public is detailed in Section 4; the applicant’s response to these comments is laid out in Section 5.



2. Planning policy and guidance

- 2.1 Paragraph 4.3.1 of Planning Policy Wales (Edition 10, 2018) refers to the sustainable development principle established by The Well-being of Future Generations (Wales) Act. Under this principle, all those involved in the planning system are expected to value:

“engagement and involvement, ensuring everyone has the chance to obtain information, see how decisions are made and take part in decision making”

- 2.2 The Welsh Government provides advice and encouragement to applicants to enter into pre-application discussions through the Practice Guide: Realising the Potential of Pre-Application Discussions (2012). Paragraph 3.15 of the guide advises that:

“Applicants may wish to discuss development proposals with local communities or the representatives of local communities, which may include community and town councils, prior to the submission of a formal planning application in order to gain an understanding of local concerns. Early discussions with local communities can, potentially, allow any concerns or issues to be addressed or mitigated in any formal planning application.”

- 2.3 The applicant has carried out pre-application consultation with surrounding units and specialist consultees including local elected members as described in the following section.
- 2.4 Having regard to the advice issued under Section 5.5 of PPW, the proposal is not considered to represent EIA development.

Requirements for pre-application consultation

- 2.5 The key requirements of Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 are as follows:
- Display a site notice in at least one place on/near the land to which the proposed application relates for a period of no less than 28 days prior to submitting a planning application;
 - Write to any owner or occupier of any land adjoining the application site notifying them of the proposed development;
 - Make the draft planning application publicly available. This must include all information that would be required to be submitted as part of a formal planning application and any information that would be needed to comply with local validation requirements;
 - Consult community and specialist consultees. Community consultees comprise each community council and each local member representing an electoral ward in which the proposal would be situated. Specialist consultees comprise the list of consultees set out in Schedule 4 to the DMPWO;
 - Consider if an Environmental Impact Assessment (EIA) is required for the project;
 - Submit a pre-application consultation report (PAC) as part of the planning application containing the information set out in Article 2F Paragraph 2 of the DMPWO.



3. Consultation approach

Site notice

- 3.1 In line with Circular 32/92 Publicity for Planning Applications' a site notice was secured in four locations within a close proximity to the application site on 11th March 2020 (see Figure 1). The site notice (included as Appendix 2) contains all information set out in Schedule 1B Articles 2C and 2D of the DMPWO in both English and Welsh.
- 3.2 Amity Planning declare that, to the best of our knowledge, the site notice was displayed in accordance with the statutory requirements.
- 3.3 All relevant drawings, reports and supplementary supporting documents were made available to view online and download on the Amity Planning website for the duration of the consultation period.



Figure 1: Site notices displayed in four prominent locations adjacent to the public highways surrounding the site.

- 3.4 Representations about the proposed development could be made through an online feedback form at www.amityplanning.co.uk, or by post to Amity Planning Ltd, Suite 103, Creative Quarter, Cardiff, CF10 1AF.



Notices to owners/occupiers

- 3.5 Notices addressed to the 'Owner/ Occupier' of neighbouring properties were delivered to the properties shown in Table 1 on 11th March 2020.

Stagecoach Merthyr Depot
Formula Bathrooms
Besleys Self Storage
Wolseley
Tile and Bath Co
ATS Euromaster
Rokel Engineering
Tiffins

Table 1: Neighbouring properties that were hand delivered Owner/Occupier consultations.

- 3.6 The notice (included as Appendix 3) identified Wednesday 8th April 2020 as the consultation end date, allowing a minimum of 28 days for representations to be made. The plans and supporting information included in Table 1 were made publicly available on the Amity Planning website for the duration of the consultation period.

Notices to community consultees

- 3.7 Under the provision of Schedule 1B Articles 2C and 2D of the DMPWO, notice (included as Appendix 4) was served on the following 'community consultees' via email on 12th July 2019:
- Councillor Julian Amos (Represents Dowlais ward)
 - Councillor David Hughes (Represents Dowlais ward)
 - Councillor Tony Rogers (Represents Dowlais ward)
 - Declan Sammon (Represents Dowlais ward)
- 3.8 The notice identified Wednesday 8th April 2020 as the consultation end date, allowing a minimum of 28 days for representations to be made. The plans and supporting information included in Table 2 were made publicly available on the Amity Planning website for the duration of the consultation period.



Site Location Plan	Post-Development Surface Water Runoff
Existing Site Plan	Existing Services Layout
Proposed Site Plan	Proposed Underground drainage Layout
Existing Site Sections	Existing Underground Drainage Layout
Proposed Site Sections	Proposed Drainage Construction Sheet 01
Unit 1 Floor Plans & Elevations	Proposed Drainage Construction Sheet 02
Unit 2 Floor Plans & Elevations	Proposed Drainage Construction Sheet 03
Unit 3 & 4 Floor Plans & Elevations	Proposed Drainage Construction Sheet 04
Units 5, 6 & 7 Floor Plans and Elevations	Proposed Road Construction Details 01
Units 8 – 14 Floor Plans and Elevations	Proposed Road Construction Details 02
Design and Access Statement	Civils Feasibility Report
Ecological Appraisal Report	Sewer Plan
Topographical Site Survey	Water Plan
Pre-Development Surface Water Runoff	Ground Investigation Report
Application Forms	

Table 2: Supporting documents in the pre-application stage of Pant Industrial Estate - provided on the Amity Planning website for duration of consultation stage

Notices to specialist consultees

- 3.9 Under the provision of Schedule 1C Article 2D of the DMPWO and in accordance with Schedule 4, notice (included as Appendix 5) was served on the following ‘specialist consultees’ via email on 11th March 2020.
- Highways Development Control Merthyr Tydfil County Borough Council
- 3.10 The notice identified Wednesday 8th April 2020 as the consultation end date, allowing a minimum of 28 days for representations to be made. The plans and supporting information included in Table 1 were made publicly available on the Amity Planning website for the duration of the consultation period.



4. Consultation responses

Specialist consultees

- 4.1 No response was received.

Community consultees

- 4.2 No responses were received from the local Councillors consulted.

Public consultation

- 4.3 No responses were received from the public consultation exercise.



5. Applicant's response to consultation

- 5.1 The lack of any responses from any specialist, community and public consultations provides no feedback which can be incorporated into the scheme.



Appendices

Appendix 1: Site location plan



Appendix 2: Site notice

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

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD CYNLLUNIO HYBYSIAD O DAN ERTHYGLAU 2C A 2D

**Proposed development at/ Datblygiad Arfaethedig yn: VACANT LAND AT PANT INDUSTRIAL
ESTATE, MERTHYR TYDFIL**

**I give notice that/ Rwyf yn hysbysu bod: MKR PROPERTY LTD
is intending to apply for planning permission to/ yn bwriadu gwneud cais am ganiatâd cynllunio i:**

'Erection of light industrial units'

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.

You may inspect copies of the proposed application; the plans; and other supporting information online at:
www.amityplanning.co.uk (Public computer facilities are available to view this information online at your local library)

Anyone who wishes to make representations about this proposed development must fill out the online form or send a consultation response to Amity Planning, Creative Quarter, Morgan's Arcade, Cardiff, CF10 1AF no later than WEDNESDAY 8th APRIL 2020

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 wrth 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 gennych yn y ffeil gyhoeddus.

Gellwch archwilio'r coplau o'r canlynol y cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein yn: www.amityplanning.co.uk (mae cyfleusterau cyfrifiadurol gael i archwilio'r wybodaeth hon ar-lein yn eich llyfrgell leol)

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad llenwi'r ffurflen ar-lein neu ysgrifennu at Amity Planning, Creative Quarter, Morgan's Arcade, Cardiff, CF10 1AF gan DYDD MERCHER 8 EBRILL 2020

[Signature]

Jon Wilks Amity Planning

11 March 2020



Appendix 3: Notice given to owner/occupiers



Suite 103
Creative Quarter
Cardiff
CF10 1AF

11th March 2020

The Owner and/or Occupier

Town and Country Planning (Development Management Procedure) (Wales) Order 2012
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER SCHEDULE 1B ARTICLES 2C AND 2D

Dear Sir/ Madam,

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 Vacant land at Pant Industrial Estate, Merthyr Tydfil.

I give notice that *MKR Property Ltd* are intending to apply for planning permission for *Erection of light industrial units*.

You may inspect copies of the proposed application; the plans; and other supporting documents online at www.amityplanning.co.uk (Public computer facilities are available to view this information online at your local library).

Anyone who wishes to make representations about this proposed development must fill out the online form or send a consultation response to Amity Planning, Suite 103 Creative Quarter, Morgan's Arcade, Cardiff, CF10 1AF to arrive no later than 8th April 2020.

Yours faithfully,

Jon Wilks
for Amity Planning

Os oes angen copi o'r hysbysiad hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Appendix 4: Notice given to community consultees



Suite 103
Creative Quarter
Cardiff
CF10 1AF

11th March 2020

By email only – julian.amos@merthyr.gov.uk

Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
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Yours faithfully,

Jon Wilks
for Amity Planning

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Suite 103
Creative Quarter
Cardiff
CF10 1AF

11th March 2020

By email only – david.hughes3@merthyr.gov.uk

Town and Country Planning (Development Management Procedure) (Wales) Order 2012,
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER SCHEDULE 1B ARTICLES 2C AND 2D

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Yours faithfully,

Jon Wilks
for Amity Planning

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Suite 103
Creative Quarter
Cardiff
CF10 1AF

11th March 2020

By email only – tony.rogers@merthyr.gov.uk

Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
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NOTICE UNDER SCHEDULE 1B ARTICLES 2C AND 2D

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Yours faithfully,

A handwritten signature in black ink, appearing to read 'Jon Wilks'.

Jon Wilks
for Amity Planning

Os oes angen copi o'r hysbysiad hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.





Suite 103
Creative Quarter
Cardiff
CF10 1AF

11th March 2020

By email only – deian.zammon@merthyr.gov.uk

Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
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NOTICE UNDER SCHEDULE 1B ARTICLES 2C AND 2D

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Jon Wilks
for Amity Planning

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Appendix 5: Notice given to specialist consultees (Merthyr Tydfil Council Highways Authority)



11th March 2020

By email only – Highways Authority: highways@merthyr.gov.uk

Town and Country Planning (Development Management Procedure) (Wales) Order 2012
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER SCHEDULE 1C ARTICLE 2D

Dear Sir/ Madam,

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

Proposed development at Vacant land at Pant Industrial Estate, Merthyr Tydfil.

I give notice that MKR Properties Ltd are intending to apply for planning permission *Erection of light industrial units*.

A copy of the proposed application; the plans; and other supporting documents can be viewed online at www.amityplanning.co.uk

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to jon@amityplanning.co.uk no later than Wednesday 8th April 2020.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Jon Wilks'.

Jon Wilks
for Amity Planning

Os oes angen copi o'r hysbysiad hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod

