

**Cynllun Datblygu Lleol Newydd Cyngor Bwrdeistref Sirol Merthyr
Tudful (2016-2031)**

**Merthyr Tydfil County Borough Council Replacement Local
Development Plan (2016-2031)**



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

**SAFLE PAPURAU CEFNDIR | SITE ASSESSMENT
BACKGROUND PAPER**

Mehefin2018 | June 2018

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Cyngor Bwrdeistref Sirol Merthyr Tudful | Merthyr Tydfil County Borough Council

Uned 5 | Unit 5

Parc Busnes Triongl | Triangle Business Park

Pentrebach

Merthyr Tudful | Merthyr Tydfil

CF48 4TQ

Introduction

1. The submission of 'Candidate Sites' to the Council was invited between 30th August 2016 and 2nd December 2016. Some 98 sites were submitted for consideration, either for development or protection, at that time. The public consultation on the Local Development Plan (LDP) Preferred Strategy took place between 14th July 2017 and 6th October 2017. Comments on the Candidate Sites Register (June 2017) were invited as part of this public consultation which afforded an additional opportunity to submit sites. A further 5 sites were submitted for consideration and were included in the Candidates Sites Register (October 2017).
2. The Candidates Sites Register (October 2017) containing all 103 candidate sites received and site level Sustainability Appraisals underwent public consultation between 13th October 2017 to 24th November 2017. Further details of the pre-deposit consultation stage are provided in the LDP Initial Consultation Report (June 2018).
3. This Site Assessment background paper sets out the Council's site assessment process that has informed the Deposit LDP. This includes the submitted candidate sites (including additional sites suggested at the Pre Deposit 'Preferred Strategy' consultation stage) and all other sites that have been considered by the Council as part of the drafting of the Deposit Plan in the allocation of land for future residential, employment, retail or other uses. It should be noted that this paper sets out the Council's assessment of these sites in delivering the Replacement Plan's Strategy and Objectives. Sites not recommended for allocation may need to be reconsidered in the future or could come forward under other policies of the Plan. Representations on the site assessments should therefore be made at the Replacement Deposit Plan public consultation stage.

Sustainability Appraisal

4. Sustainability Appraisal (SA) is an assessment tool that helps inform decision-making, but it is not the sole basis for the decision to allocate the site or not. The main purpose of the SA is to identify the potential sustainability implications of the Local Development Plan as a whole and to identify potential mitigation. It is an iterative and on-going process that will be undertaken at each stage of plan-making. Consequently, the Deposit LDP Sustainability Appraisal Report (June 2018) provides full details of the Sustainability Appraisal undertaken on the Plan.
5. Each allocated site has been subject to a site level SA that has been informed by the initial candidate site SAs prepared for each site and included in the Candidate Sites Register (October 2017). Where necessary these site level Sustainability Appraisals have been updated as part of the Stage 3 site assessment process detailed in this background paper. These site allocation SAs have been included and reflected on in the Deposit Plan Sustainability Appraisal Report.

Withdrawn Candidate Sites

6. At the time of publication no candidate sites had been withdrawn for consideration as potential site allocations in the Local Development Plan.

Site Assessment Process

7. The site assessment has been undertaken in three stages. The staged assessment follows typical standard approaches used by local planning authorities in Wales and has been informed by the emerging regional methodology developed by the South East Wales Strategic Planning Group (Sewspg) for use in LDP site assessments. These stages are set out in detail below.

Stage 1 – Spatial Strategy Fit

8. This stage seeks to filter out clearly inappropriate LDP development sites where further assessments would find them unsuitable. Sites were identified for rejection where they fall outside of the built up areas that form the LDP Spatial Strategy or where there was significant concern that the site would be unable to contribute towards the delivery of the Strategy. Sites that were detached from the existing built up areas and located in the countryside were excluded based on the LDP Strategy and its aims and objectives. **Appendix 1** lists the sites rejected at Stage 1. The remaining sites that met these basic requirements proceeded to Stage 2.
9. To identify Stage 1 rejection sites the following key questions were used:
 - Does the site fit with the LDP Preferred Strategy?
 - Are there any identified major constraints that would prevent delivery?
 - Are there any concerns with development viability and the ability to deliver within the Plan period?

Stage 2 – Site Assessment

10. Sites that proceeded from Stage 1 underwent Stage 2 site assessments to consider more detailed planning and deliverability constraints and whether their allocation within the Deposit LDP could be recommended.
11. The site assessments were informed by officer site visits, existing information held by the Council and internal consultation with relevant Council departments. The site assessments were also informed by consultation responses received during the consultation on the Preferred Strategy (from 14th July to 6th October 2017) and the Candidate Site Sustainability Appraisal consultation (from 13th October to 24th November 2017) including responses from statutory consultees, utility providers and other relevant external bodies. This included, for example, responses from Dwr Cymru Welsh Water, Natural Resources Wales, Western Power and National Grid. Where necessary, further dialogue with landowners, statutory consultees or other external bodies has informed the assessments.
12. As part of Stage 2 assessments, site proformas were completed which provide details of the site and a summary of the key suitability, deliverability and infrastructure issues. An overall conclusion is provided which states whether allocation of the site, in whole or in part, could be recommended. **Appendix 2** provides the details of individual site assessment proformas prepared for stage 2 sites.

13. It should be noted that where the Council has identified new/amended site boundaries or considered other sites as part of the Deposit Plan these have been included as new consecutive site reference numbers (sites 104-119). A full list of these sites is provided in the Stage 2 assessment tables shown at Appendix 2. Committed sites with extant planning consent where construction had commenced at 1st April 2016 have been allocated. For completeness these additional sites are included in the stage 2 list of sites recommended for allocation in the Plan. However, as these sites benefit from planning consent, detailed stage 2 site assessments proformas have not been included.
14. With regards to infrastructure provision, site specific responses from utility and service providers have been included where these are available (for example from Dwr Cymru Welsh Water infrastructure). Power providers (such as National Grid and Western Power Distribution) have not raised concerns regarding the level of growth proposed in the LDP and so no site specific comments have been made. However, due to the dynamics of local electricity supply and distribution it is recommended that developers consult with the relevant providers closer to the time of the proposed development.
15. With regards to telecommunications, providers have not raised any issues associated with future levels of planned growth. Existing built up areas within the County Borough have access to fast broadband services and the area covered by the LDP has widespread 4G and 3G mobile internet coverage. Therefore, no site specific commentary regarding telecommunications has been included in the individual site proformas.
16. Site level Sustainability Appraisals for the shortlisted site allocations were then reviewed and updated where necessary as part of Stage 3 set out below.

Stage 3 – Sustainability Appraisal

17. The final stage of the sites assessment process reviewed, and where necessary updated, the initial candidate site SAs to provide site SAs of the allocated sites. The reviewed assessments were then included and reflected on in the Deposit Plan Sustainability Appraisal Report (June 2018). A summary of each allocated site SA has been included at **Appendix 3** of this background paper.
18. Due to the nature of SA it should be noted that whilst the sustainability effects of individual allocations have been assessed consistently, it is not possible, at this level of assessment, to know precise detail of development proposals, infrastructure, site layout and design that will factor on each site. Therefore some assumptions regarding the form of development that could take place on the assessed is required. The strategic nature of the Development Plan process will inevitably mean there remains some level of uncertainty until detailed proposals are presented by developers as part of development and planning application processes.

Appendix 1: Spatial Strategy Fit (Stage 1)

LDP Preferred Strategy: “The Hoover Strategic Regeneration Area and other small sites”.

The following sites were rejected at Stage 1. The key questions referred to in this paper were used to identify whether sites fit with the Plan’s Strategy or should be rejected at this stage. This included identifying sites that were located outside the LDP spatial strategy or where there were significant concerns that the site would be unable to contribute towards the delivery of the Strategy.

Table 1: Sites Rejected Following Stage 1

Ward/Candidate Site Ref.	Site Name	Proposed Use
BEDLINOG		
1	Gilfach Maen Isaf Farm & Tir William Morgan Farm	Residential
2	Land to rear of Bedw Road Bedlinog	Residential
CYFARTHFA		
8	Land between Swansea Road and A465	Residential
9	Land North of A465	Residential
10	Land to the West of Winchfawr Road	Residential
11	Land South of Moodies Field, Heolgerrig Site 1	Residential
12	Land South of Moodies Field, Heolgerrig Site 2	Residential
14	Trago Mills (Site 2)	Retail
19	Land at Rhydycar West - Site 1	Mixed Use
20	Land at Rhydycar West - Site 2	Residential
21	Land at Rhydycar West - Site 3	Residential
22	Land at Rhydycar West - Site 4	Residential
23	Land at Rhydycar West - Site 5	Residential
24	Land at Rhydycar West - Site 6	Residential
25	Land at Rhydycar West - Site 7	Mixed Use
26	Land at Rhydycar West - Site 8	Mixed Use
28	West Merthyr	Leisure/Tourism
GURNOS		
42	Gurnos Farm	Residential
PARK		
55	Land at Chapel Banks/Adj to Joseph Parry's Cottage	Residential
PLYMOUTH		
60	Land at Rhydycar West - Site 9	General Commercial/Retail
61	Land at Rhydycar West - Site 10	Hotel/Tourist Accommodation
63	Land off Aberfan Road, Site 1 - Option 1	Residential
64	Land off Aberfan Road, Site 1 - Option 2	Mixed Employment Residential
65	Land off Aberfan Road, Site 2 - Option 1	Residential
66	Land off Aberfan Road, Site 2 - Option 2	Mixed Employment Residential

77	West Bank - Land across river from Afon Taf	Residential
78	Ski Slope	Tourism/Employment/Renewable Energy
TOWN		
81	Theatre Royal and Thespian House, Park Place	Residential
TREHARRIS		
94	Land at Treharris	Residential

Appendix 2: Site Assessments (Stage 2)

Site assessments to consider more detailed planning and deliverability constraints were carried out on all sites progressing from Stage 1. Tables 3 and 4 below summarise the findings for all Stage 2 site assessments and illustrate whether they were recommended for allocation or were rejected. The Site Assessments proformas for each site are shown following these tables.

Justification for the housing land supply and spatial distribution for residential site allocations is provided in the Housing Land Supply background paper (June 2018). The background paper provides reasons for the level of allocations across the County Borough and explains how the proposed site allocations would address the Plan's Strategy and how the distribution of allocations respond to local housing needs evidenced in the latest Local Housing Market Assessment (LHMA) (2014).

In addition to the submitted Candidate Sites, the Council has used new/amended site boundaries in the preparation of the Deposit Plan and, where appropriate, has considered other development sites that would assist in delivering the Strategy. These new/amended sites have been included in this paper using site consecutive site reference numbers (i.e. sites 104-119). These are listed below in Table 2 together with explanation remarks. Committed sites with extant planning consent have also been included in this list for completeness as these have also been allocated in the Plan.

Table 2: Additional Council Site Assessment Reference Numbers

Site Ref no.	Site name	Proposed land use	Remarks
104	Hoover Strategic Regeneration Area	Residential, retail, employment, open space and transport improvements.	Refined site boundary. Comprises candidate sites: 30 (part), 70, 71, 72, 79, 74 and 75.
105	Walters Terrace, Aberfan	Residential	Committed JHLAS site
106	Winchfawr, Cyfarthfa	Residential	JHLAS site
107	Beacon Heights, Cyfarthfa	Residential	Committed JHLAS site
108	Land South of Castle Park, Twyncarmel	Residential	The site is part of Candidate Site 10.
109	Goetre and Gurnos school sites	Residential	Surplus school site identified following Council decisions regarding future education need and investment.
110	Goatmill Road	Employment	Combination of Candidate Sites 33 and 79 for employment uses.
111	Sweetwater Park	Residential	Committed JHLAS site
112	Cyfarthfa Mews	Residential	Committed JHLAS site
113	St Johns Church	Residential	Committed JHLAS site
114	Victoria House	Residential	Committed JHLAS site
115	St Peter & St Paul Church	Residential	Committed JHLAS site
116	Former Mardy Hospital	Residential	Amended site boundary of Candidate Site 87.
117	Sandbrook Place	Residential	Committed JHLAS site
118	Cwmfelin, Bedlinog	Residential	JHLAS site and recent outline planning consent.
119	Brondeg	Residential	Amended site boundary which includes candidate site 17.
120	Land Adjacent to Manor View, Trelewis	Residential	Amended site boundary that includes a JHLAS site with outline consent and candidate site 5.
121	Bradley Gardens Two	Residential	Amended site boundary that

			includes candidate site 86.
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Table 3: Sites Rejected Following Stage 2 Site Assessments

The following Stage 2 sites were rejected for allocation within the Deposit Plan. Upon further assessment it was concluded that there were important planning or deliverability constraints that meant their allocation was not recommended.

Site Reference No.	Site Name	Proposed Use	Reasons for non-allocation
3	Land adjoining 30 Pleasant View Bedlinog	Residential	<ul style="list-style-type: none"> The site is a previous LDP allocation that has not come forward for development. Topography and access constraints have been identified as potential constraints and therefore it has not been recommended to allocate the site in the Replacement Plan.
4	Land adjacent to Craig-y-Hendre	Residential	<ul style="list-style-type: none"> The site is a previous LDP allocation that has not come forward for development. Topography and access constraints have been identified as potential constraints and therefore it has not been recommended to allocate the site in the Replacement Plan.
13	Trago Mills (Site 1)	Residential	<ul style="list-style-type: none"> Highways access, topography and ground conditions have been identified as significant constraints to the development of the site within the Plan period. Therefore, it has not been recommended to allocate the site in the Replacement Plan.
27	Land South of College Car Park	Mixed Use	<ul style="list-style-type: none"> The site is located within the settlement boundary and in a central town centre location. A specific site allocation within the Plan is not considered necessary as future development proposals could be considered under the policies of the Plan.
28	Rhydycar/Orbit	Employment	<ul style="list-style-type: none"> There are alternative uses for this site and the Employment Land Review has concluded there is sufficient employment land supply in the area. The site is also located within the Rhydycar Business Park which is a protected employment site where proposals for alternative uses could be assessed against the policies of the Plan. The site is therefore not recommended for employment site allocation.
29	Rhydycar	Residential	<ul style="list-style-type: none"> The site is located within the settlement boundary and in a central location at Rhydycar. A specific site allocation within the Plan is not considered necessary as future development proposals could be considered under the policies of the Plan.
34	Former Dowlais MUE Sub Depot	Employment	<ul style="list-style-type: none"> The site not considered necessary as specific employment site allocation in Plan. Future development proposals could be considered against LDP policies that would favour the retention of employment uses.
37	Pengarnddu	Employment	<ul style="list-style-type: none"> The site not considered necessary as specific

Site Reference No.	Site Name	Proposed Use	Reasons for non-allocation
			employment site allocation in Plan. However, the site located within an existing employment where existing employment uses are protected under LDP policies.
38	Land at Pant Industrial Estate	Industrial	<ul style="list-style-type: none"> The site not considered necessary as specific employment site allocation in Plan. However, the site located within an existing employment where existing employment uses are protected under LDP policies.
39	Land at East Street, Dowlais	Residential	<ul style="list-style-type: none"> The site is relatively small scale and is located within the settlement boundary. Future development proposals could be considered against policies of the Plan. Consequently, it is not considered necessary as a site allocation within the Plan.
41	Blaen y Garth Farm	Tourism	<ul style="list-style-type: none"> The site is located in the countryside where tourism and leisure proposals can be considered against the policies of the Plan. Therefore a specific site allocation is not considered necessary.
45	Land at Hafod, Tanglwys	Cemetery	<ul style="list-style-type: none"> The extension of the cemetery could be considered under the policies of the Plan and a specific site allocation is not considered necessary.
47	Taff and Crescent Streets and Railway Sidings	Residential/ Mixed	<ul style="list-style-type: none"> The site is located within flood zone C2 of the NRW Development Advice Maps therefore residential development would be inappropriate. Alternative future development proposals could be considered against the policies of the Plan.
53	YMCA, Penydarren Road, Pontmorlais	Residential	<ul style="list-style-type: none"> The site forms part of the Grade II listed building located in the town centre. There are concerns that the proposed residential conversion would not be deliverable within the Plan period. Consequently, allocation of the site has not been recommended. Redevelopment proposals could come forward under other policies of the Plan.
56	Ty Keir Hardie/ Martin Evans House	Commercial	<ul style="list-style-type: none"> The site provides an existing employment use that would be protected under policies of the Plan. Alternative proposals could be considered under the policies of the Plan. Therefore, allocation of the site is not considered necessary.
58	The Greenie	Residential	<ul style="list-style-type: none"> The site is needed for possible future education use however a specific allocation is not considered necessary.
62	Land at Rhydycar West - Site 11	Residential	<ul style="list-style-type: none"> The site would represent a small scale piecemeal development and part of the site is located within the curtilage of an existing dwelling. Future development proposals could come forward under the policies of the Plan and allocation of the site is not considered necessary.
67	Ardagh Site, Dragon Parc, Abercanaid	Residential / Employment	<ul style="list-style-type: none"> The site is located in an area of C2 flooding where residential development would be inappropriate without prior mitigation works.

Site Reference No.	Site Name	Proposed Use	Reasons for non-allocation
			<ul style="list-style-type: none"> The site is included as part of the Hoover Strategic Regeneration Area where proposals for future regeneration opportunities could be considered.
68	Land West of Gethin Road, Abercanaid	Residential	<ul style="list-style-type: none"> The site is located in an area of C2 flooding where residential development would be inappropriate without prior mitigation works. The site is included (in part) within the Hoover Strategic Regeneration Area where proposals for future regeneration opportunities could be considered.
69	Land known as The Lowes, Abercanaid	Residential	<ul style="list-style-type: none"> The site is located in an area of C2 flooding where residential development would be inappropriate without prior mitigation works. The site is included as part of the Hoover Strategic Regeneration Area where proposals for future regeneration opportunities could be considered.
79	Goat Mill Road (Residential)	Residential	<ul style="list-style-type: none"> The site has been reviewed for alternative employment uses as part of the Employment Land Review as it is located close to an existing industrial estate and a proposed employment allocation. There has also been recent market interest in developing the site for employment uses. The site has been allocated for employment uses (together with candidate site 33 to the north) as it is not considered necessary for residential development.
85	Central Bus Station and Land Adjacent	Retail	<ul style="list-style-type: none"> The site is located in an area of C2 flooding where the allocation of development for new uses would need to satisfy the acceptability criteria contained in TAN15. Updated hydraulic modelling has indicated this would not be possible without prior mitigation works. Consequently, allocation of the site has not been recommended in the LDP.
92	Tax Office	General Commercial	<ul style="list-style-type: none"> The site is located in an area of C2 flooding where development would need to be justified against the criteria in TAN15. The LDP contains policies that seek to protect existing employment uses where by future development proposals could be assessed against. Therefore the allocation of the site within the Plan is not considered necessary.
93	Oldway House	General Commercial	<ul style="list-style-type: none"> The site is located in an area of C2 flooding where development would need to be justified against the criteria in TAN15. The LDP contains policies that seek to protect existing employment uses where by future development proposals could be assessed against. Therefore the allocation of the site within the Plan is not considered necessary.
98	Taf Fechan River	Open Space	<ul style="list-style-type: none"> The site already provides informal open space and no

Site Reference No.	Site Name	Proposed Use	Reasons for non-allocation
	Bank		development proposed. Such open spaces would be protected from development where necessary by LDP policy SW10. Therefore, no specific allocation/designation is considered necessary.
99	Land West of Coedmeyrick Close	Residential	<ul style="list-style-type: none"> Topography and access constraints have been identified as significant constraints to the development of the site within the Plan period. Therefore, it has not been recommended to allocate the site in the Replacement Plan.
100	Land adjacent to 24 Gelligaer Road	Residential	<ul style="list-style-type: none"> The size of the site indicates it is unlikely to provide 10 or more dwellings. Therefore, the site is not considered necessary as a site allocation in the Plan.
101	Land at Ty Beili Glas	Residential	<ul style="list-style-type: none"> The site is located on the edge of Heolgerrig and would represent a small scale and piecemeal extension to the settlement into the countryside. The site is not considered necessary as a site allocation.
102	Six Bells, Heolgerrig	Residential	<ul style="list-style-type: none"> Highways access and other physical constraints have been identified as significant constraints to the development of the site within the Plan period. Therefore, it has not been recommended to allocate the site in the Replacement Plan.
103	Land at Oakfield Street, Aberfan	Residential	<ul style="list-style-type: none"> Part of the site is an existing residential site allocation in the Adopted LDP which has not come forward for development. Topography and access constraints have been identified as constraints to the development of the site within the Replacement Plan period. Allocation of the site has therefore not been recommended.

Table 4: Sites Recommended for Allocation in the Deposit Local Development Plan

The following Stage 2 sites are recommended for allocation (in whole or in part) in the Deposit Plan. The assessments considered that these sites would be deliverable within the Plan period and would assist in delivering the Plan's Strategy and objectives.

Site Reference No.	Site Name	Allocated Use	Allocated Site Boundary Remarks where applicable
5	Land off Gelligaer Road, Llancaich, CF46 6ER	Residential	Allocated as part of site 120.
6	Land to the East of Trelewis	Residential	-
7	Land at Taff Merthyr Garden Village (Storm Town)	Residential	-
15	Land at Erw Las, Gellideg	Residential	-
17	Brondeg	Residential	Allocated as part of site 117.
18	Upper Georgetown Plateau	Residential	-
30	South Merthyr Tydfil Regeneration Area	Mixed uses including Residential / Employment / Retail / Open Spaces	The site had been allocated in part. See refined site boundary for the Hoover Strategic Regeneration Area.
31	Land adjacent to Trevor Close, Pant	Residential	The site has been allocated as part of a larger site. See candidate site 35.
32	East Street, Dowlais	Residential	-
33	Goat Mill Road (Industrial)	Employment	Allocated as part of site 110.
35	Trevor Close, Pant	Residential	-
36	Land east of A4060 at Ffos Y Fran	Employment	-
40	Heartlands	Residential	The site has been allocated as a regeneration site rather than specifically for residential use.
43	Pen-y-dre	Residential	-
44	Colliery Site, Merthyr Vale, Aberfan	Residential	-
46	Riverside	Residential	Northern part of the site has been allocated as part of the Project Riverside allocation. See candidate site 44.
48	Land opposite Kingsley Terrace, Aberfan	Residential	-
49	Cyfarthfa Heritage Area Site 1	Protected as part of Cyfarthfa Heritage Area	Protected as part of the Cyfarthfa Heritage Area identified in the Plan.
50	Cyfarthfa Heritage Area Site 2	Protected as part of Cyfarthfa Heritage Area	Protected as part of the Cyfarthfa Heritage Area identified in the Plan.
51	Cyfarthfa Heritage Area Site 3	Protected as part of Cyfarthfa Heritage Area	Protected as part of the Cyfarthfa Heritage Area identified in the Plan.
52	Former Merthyr Care Home, Penydarren Road	Residential	Site has benefit of Planning Permission for residential

Site Reference No.	Site Name	Allocated Use	Allocated Site Boundary Remarks where applicable
			development.
54	Pontycafnau	Tourism	Protected for leisure and tourism as part of Cyfarthfa Heritage Area identified in the Plan.
57	Cyfarthfa Park and Heritage Area	Cyfarthfa Heritage Area	Protected as part of the Cyfarthfa Heritage Area identified in the Plan.
59	Hillcrest Park/Haydn Terrace	Residential	-
70	Hoover Site 1	Employment	Allocated as part of the Hoover Strategic Regeneration Area.
71	Hoover Site 2	Mixed uses including Residential / Employment / Retail / Open Spaces	Allocated as part of the Hoover Strategic Regeneration Area.
72	Hoover Site 3	Mixed uses including Residential / Employment / Retail / Open Spaces	Allocated as part of the Hoover Strategic Regeneration Area.
73	Hoover Factory Sports Grounds	Mixed uses including Residential / Employment / Retail / Open Spaces	Allocated as part of the Hoover Strategic Regeneration Area.
74	Hoover factory facade, gatehouse and sports ground	Mixed uses including Residential / Employment / Retail / Open Spaces	Allocated as part of the Hoover Strategic Regeneration Area.
75	Hoover Factory Site, Pentrebach	Mixed uses including Residential / Employment / Retail / Open Spaces	Allocated as part of the Hoover Strategic Regeneration Area.
76	Land south of Merthyr Tydfil Industrial Park/Sekisui	Employment	-
79	Goat Mill Road (Residential)	Employment	The site has been allocated for employment uses as part of site 110.
80	Land at Queens Road (Former School)	Residential	The proposal has also been submitted as candidate site 84 and site 82 (in part).
82	Former School Site, Queens Road	Residential	The site has been allocated in part, reflecting candidate site boundaries 80 and 84.
83	Former Night Club, Church Street (Former Miners Hall)	Residential	The proposal has also been submitted as site 89.
84	Queens Road, Former Ysgol Santes Tydfil Site	Residential	The proposal has also been submitted as candidate site 80 and site 82 (in part).
86	Bradley Gardens Two	Residential	Allocated site boundary (site 121) extends further eastwards and abuts the A4102.
87	Glasier Road	Residential	The site has been allocated as part of site 116 which uses an amended site boundary.
88	Penheolferthyr, Twynyrodyn	Residential	-

Site Reference No.	Site Name	Allocated Use	Allocated Site Boundary Remarks where applicable
89	Former Miners Hall	Residential	The proposal has also been submitted as candidate site 83.
90	Former St Tydfils Hospital	Residential	The allocated site boundary excludes the Cemetery Park.
91	Former Hollies / Police Station site	Replacement Bus Station / Transport Hub	-
95	Commercial Field, Treharris	Residential	-
96	Twynygarreg	Residential	-
97	Cilhaul	Residential	-
104	Hoover Strategic Regeneration Area	Mixed uses including Residential / Employment / Retail / Open Spaces / Transport Improvements (station park and ride and safeguarding for a new metro station)	Allocation includes candidate sites 30 (part), 70, 71, 72, 79, 74 and 75.
105	Walters Terrace, Aberfan	Residential	-
106	Winchfawr, Cyfarthfa	Residential	-
107	Beacon Heights, Cyfarthfa	Residential	-
108	Land South of Castle Park, Twyncarmel	Residential	The site proposed for allocation is part of Candidate Site 10.
109	Goetre, Gurnos and St Aloysius school sites	Residential	-
110	Goatmill Road	Employment	Amalgamation of candidate sites 33 and 79 for employment use.
111	Sweetwater Park	Residential	-
112	Cyfarthfa Mews	Residential	-
113	St Johns Church	Residential	-
114	Victoria House	Residential	-
115	St Peter & Paul Church	Residential	-
116	Former Mardy Hospital	Residential	Amended site boundary includes candidate site 87.
117	Sandbrook Place	Residential	-
118	Cwmfelin, Bedlinog	Residential	-
119	Brondeg	Residential	Amended site boundary which includes candidate site 17.
120	Land adjacent to Manor View, Trelewis	Residential	Amended site boundary which includes candidate site 5.
121	Bradley Gardens Two	Residential	Amended site boundary which includes candidate site 86.

Stage 2 – Site Assessments Proformas

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 3 Pwynt Cyfeirnod / Ref Point 3.3 Maint y Safle (Ha) / Site Size (Ha) 0.45

Enw'r Safle / Site Name Land adjoining 30 Pleasant View Bedlinog

Ward / Ward Bedlinog

Defnydd Cyfredol / Current Use Garden

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 309563 Gogleddiad / Northing 201550



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	3	Representor Number:	143
Site Address:	Land adjoining 30 Pleasant View, Bedlinog		
Area (Ha):	0.45		
Current Use(s):	Garden		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (Mr J Smart)	
If not, are all other land owners aware of this submission?		n/a	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	The majority of the site is brownfield with a small percentage to the south located on greenfield land a section of which is classified as open space.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes/No	The site is located within the settlement boundary of Bedlinog.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (School, local shop, open space etc) are within 800m of the site, although the topography of village may increase difficulty of walking/cycling.

Is the site currently accessible from the existing highway network?	Yes	The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a Road Safety Audit (RSA).
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	GGAT have advised that historic maps do show a well and building and a water management system. A Written Statement of Investigation for Archaeology would be required which sets out how archaeology on the site will be considered.
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The majority of the site is covered in trees
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	An electricity sub-station is located where the site fronts onto main road.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	There are no designations on this site however there are a number of trees on the site.
Is there a possibility that the site is contaminated?	Yes	There is some unknown filled ground at the South East boundary of the site associated with railway sidings. Some targeted sampling would be required.
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	Site could be developed, but topography and vegetation could limit number of dwellings.
WIDER BENEFITS	YES/NO	COMMENTARY

Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Other Growth Area.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are however additional constraints in terms of access and topography on this site. Provided that these constraints are able to be overcome, residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Both access and topography of the site are likely to affect the deliverability of the site.
SITE APPRAISAL SUMMARY		
The site is allocated in the current LDP. Given issues with topography and access, delivering 10 or more dwellings may prove difficult. Retaining the site within settlement boundary still remains reasonable.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	n/a
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a Road Safety Audit (RSA). Development of the site would need to consider the suitability of sustainable drainage systems.	Improvement works to the local and wider highway network should be identified through a Road Safety Audit (RSA). Consideration of sustainable drainage systems would also be required.
Environmental Health	There is some unknown filled ground at the South East boundary of the site associated with railway sidings.	Some targeted sampling would be required
Other internal consultees	The site is adjacent to an important local open space. The site appears to be suitable for foraging bat species and nesting birds.	Connectivity between the site and open space should maintained.

		An Ecological Impact Assessment will be required to ascertain any potential mitigation, compensation and/or enhancement.
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints. It is not considered necessary to allocate the site for a particular use, as future development proposals could come forward against the policies of the plan.</p> <p>However, given the uncertainty surrounding access and topography issues, the site will not be allocate as a housing site. The site will remain within the settlement boundary.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 4 Pwynt Cyfeirnod / Ref Point 3.4 Maint y Safle (Ha) / Site Size (Ha) 0.56

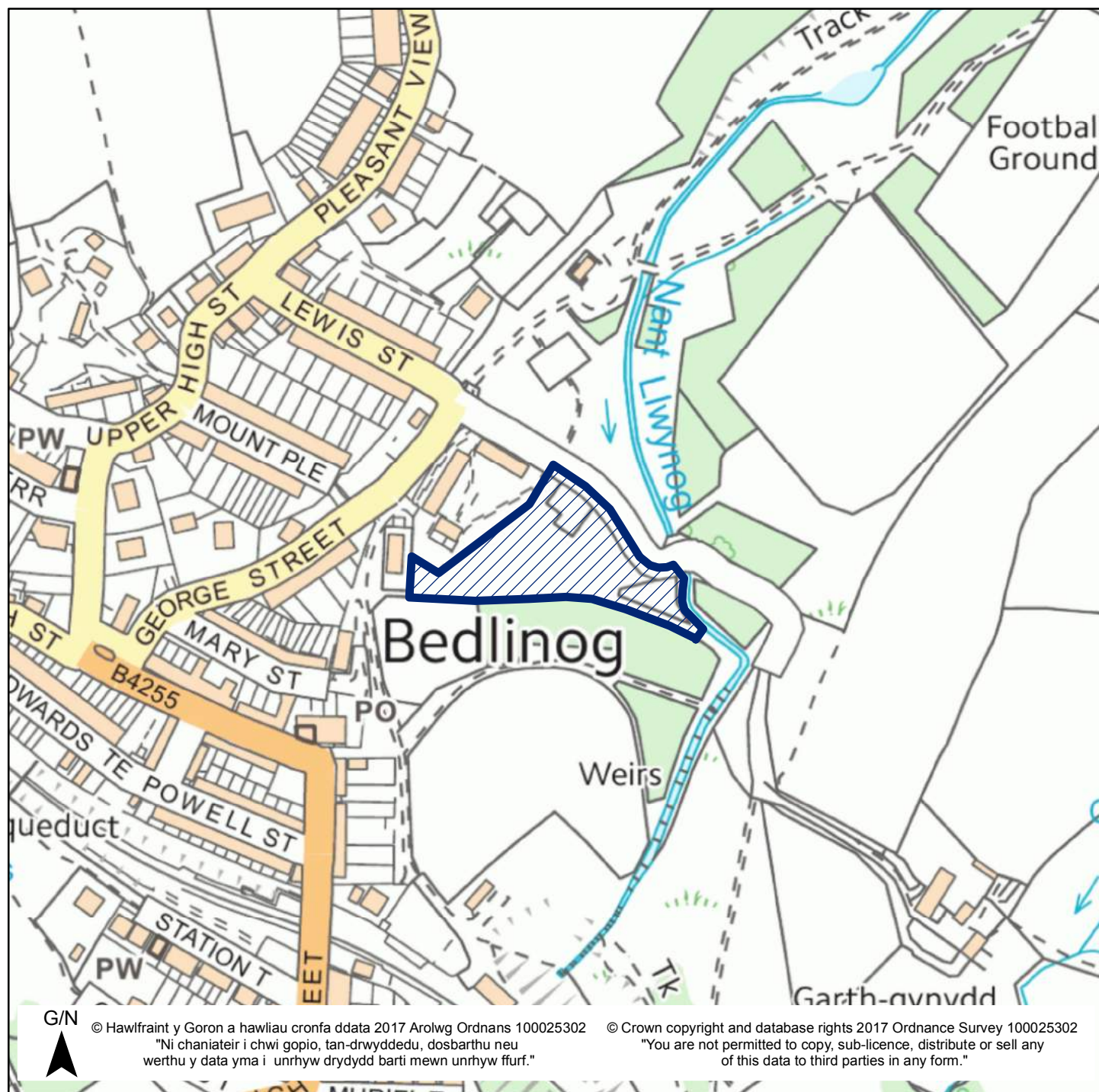
Enw'r Safle / Site Name Land adjacent to Craig-y-Hendre

Ward / Ward Bedlinog

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 309614 Gogleddiad / Northing 201380



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	4	Representor Number:	253
Site Address:	Land adjacent to Craig-y-Hendre, Bedlinog		
Area (Ha):	0.56		
Current Use(s):	Vacant land		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC)	
If not, are all other land owners aware of this submission?		n/a	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	The majority of the site is brownfield with a small percentage to the south located on greenfield land a section of which is classified as open space.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes/No	The site is located within the settlement boundary of Bedlinog.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (school, local shop, open space etc) are within 800m of the site, although topography of the village may increase difficulty of walking/cycling.

Is the site currently accessible from the existing highway network?	Yes	The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a Road Safety Audit (RSA).
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	n/a
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	There are however trees on site.
Is there a possibility that the site is contaminated?	Yes	The site is part of the former Bedlinog Colliery and there is unknown filled ground likely to incorporate colliery spoil.
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	Site could be developed, but topography, access and location of an adjacent stream could limit number of dwellings.
WIDER BENEFITS	YES/NO	COMMENTARY

Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Other Growth Area.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are however additional constraints in terms of access on this site. Provided that these constraints are able to be overcome, residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Access could potentially affect the deliverability of the site.
SITE SUITABILITY SUMMARY		
The site is currently land within the settlement boundary that is not specifically allocated for any particular use. Given issues with the access and size of this site delivering 10 or more dwellings within the Plan period may prove difficult. Retaining the site within settlement boundary would remain appropriate.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	<p>The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network</p> <p>There are no issues in providing this site with a water supply, although off-site mains will be required to connect to the existing network.</p>	n/a
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	<p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a Road Safety Audit (RSA).</p> <p>Development of the site would need to consider the suitability of sustainable drainage systems.</p> <p>A Ground Investigation report will be required due to past mine workings.</p>	<p>Improvement works to the local and wider highway network should be identified through a Road Safety Audit (RSA).</p> <p>Consideration of sustainable drainage systems would also be required.</p>
Environmental Health	The site is part of the former Bedlinog Colliery and there is unknown filled ground likely to	Random sampling across whole site.

	incorporate colliery spoil.	At least 5% area coverage to ensure 95% certainty of hotspot detection.
Other internal consultees	<p>The site is adjacent to an important local open space.</p> <p>The site is likely to be of reasonable to good quality acid/marshy grassland with a watercourse on the eastern boundary of the site</p>	<p>Connectivity between the site and open space should maintained.</p> <p>An ecological corridor should be maintained North-South, and development should avoid the adjacent stream.</p>
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site for residential uses. However, given the uncertainty surrounding access issues, the site is not recommended for allocation as a housing site. It would be appropriate however to retain the site within the settlement boundary. Future development proposals could therefore be assessed against the policies of the Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 5 Pwynt Cyfeirnod / Ref Point 3.5 Maint y Safle (Ha) / Site Size (Ha) 4.71

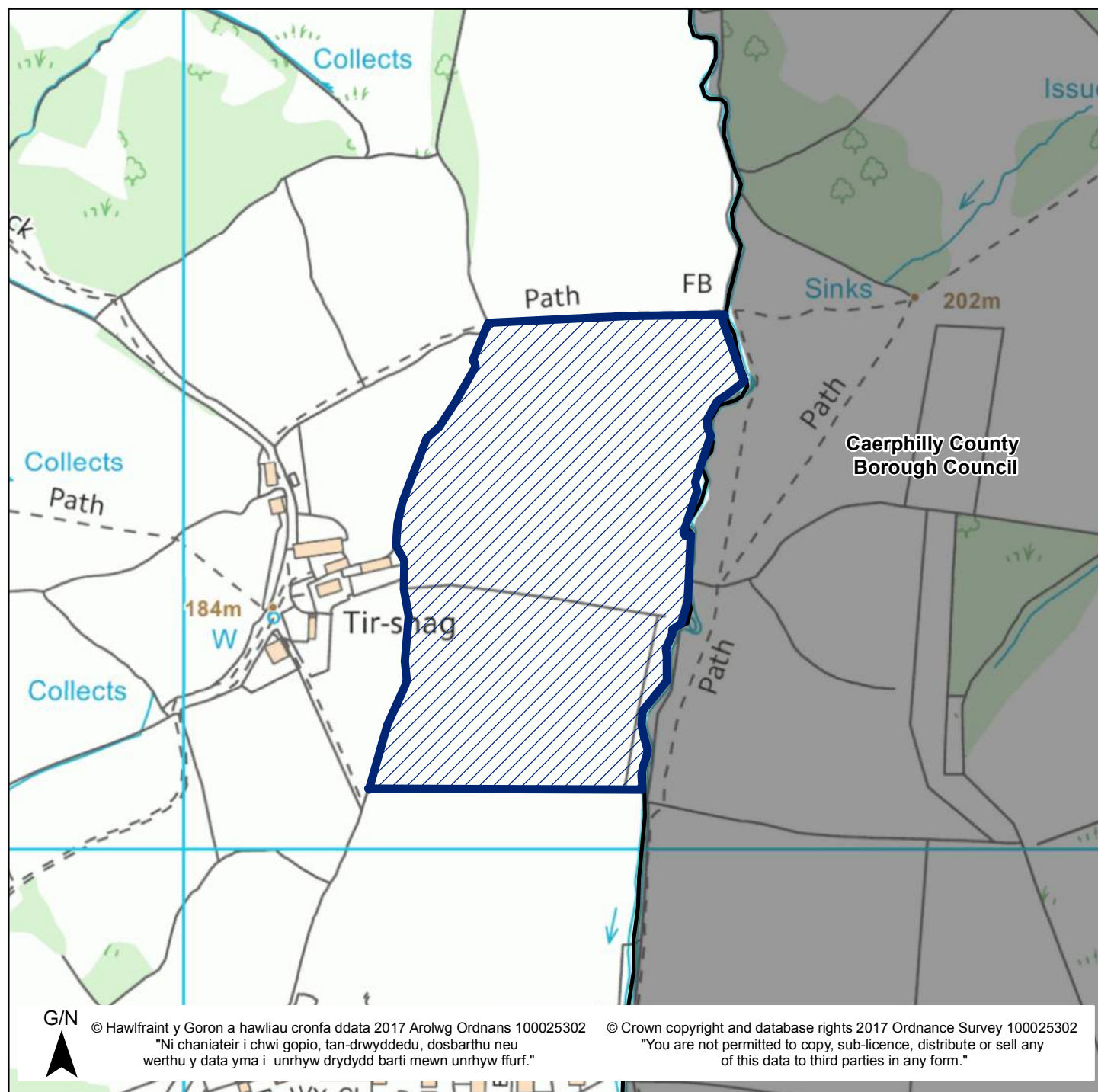
Enw'r Safle / Site Name Land off Gelligaer Road, Llancaiach, CF46 6ER

Ward / Ward Bedlinog

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 311223 Gogleddiad / Northing 197180



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	5	Representor Number:	243
Site Address:	Land off Gelligaer Road, Llancaiach, CF46 6ER		
Area (Ha):	4.71		
Current Use(s):	Agricultural		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?	Yes		
If not, are all other land owners aware of this submission?	n/a		

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	The site is greenfield, although tipping may have taken place under historic agricultural use.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	No	The site is located adjacent to the existing settlement boundary of Trelewis.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (School, local shop etc) are over 800m from the site, although the majority of the site is within reasonable walking distance of open space.

Is the site currently accessible from the existing highway network?	Yes	The Council's Engineers have advised that the principle of development is considered acceptable. Highway access is available from the roundabout constructed as part of the first phase of the recently constructed residential scheme. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	GGAT have advised that the site is situated within a character area of the Gelligaer Landscape of Special Historic Interest. A desk based assessment, Assessment of the Significance of Impacts of Development on Historic (ASIDOHL) and field work was undertaken in 2011 (as part of previous planning application on adjacent land) and identified no adverse impact on the Historic Landscape.
Is the site located within a mineral safeguarding area?	Yes	The site is located north of an existing residential development at Trelewis and a water course is located along the eastern boundary of the site forming part of the Nant Caiach SINC. The potential allocation of the site would extend the existing settlement boundary approximately 225m north into an area of Sandstone safeguarding (sandstone with potential for high specification aggregate). Existing residential development is located approximately 50m further south of the settlement boundary although this area has extant outline planning permission for residential development. Four dwellings are located immediately west of the site at Cwrtycelyn Farm. The sandstone resource at this location is considered to be already sterilised as it is within 200m of existing sensitive development. Therefore, prior extraction at the site would be inappropriate due to the proximity of existing sensitive development. The allocation of the site would potentially sterilise additional areas of the wider sandstone resource by extending the settlement boundary although this will be limited 200m to the north and east of the site and the existing surrounding sensitive development. However, any extraction operation would be constrained by the Nant Caiach SINC and an area of Tree Preservation Orders to the east. The potential to support a commercially viable extraction operation at this location is therefore limited and this will need to be balanced against the need for housing in the area (the site would provide 120 dwellings with 5% affordable housing). The site is logically located to the north of the settlement of Trelewis and there are no other candidate sites in this area would avoid areas of Sandstone safeguarding. Consequently, it is considered

		that the extent of minerals safeguarding at this location should not prevent the potential allocation of this site.
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The Nant Caiach watercourse runs along the Eastern boundary.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	Approximately a third of the site is part of the Nant Caeach SINC. The watercourse to the east is an important ecological connectivity feature used by protected species.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	However, there is Tree Preservation Order protection on trees alongside the Nant Caeach stream to the east of the site.
Is there a possibility that the site is contaminated?	Yes	Tipping may have taken place under historic agricultural use.
Is the site affected by any existing planning designations or permissions?	Yes	The southern portion of site is currently an allocated housing site.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Other Growth Area.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer

		profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The majority of the site is within a development low risk area in terms of coal mining, although the southern portion is within a high risk area.A coal mining risk assessment would therefore be required.
SITE APPRAISAL SUMMARY		
The majority of site is currently outside the settlement boundary in the current LDP. The site however provides a logical extension to the existing settlement, is served by an existing access, and does not have any significant physical constraints that would prevent the development of the site.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comments	n/a
Power	<p>WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.</p> <p>Wales and West Utilities has no apparatus in the area, however, pipes under other ownership may be present.</p>	Where sites are situated on top or in close proximity to existing WPD assets it is likely that physical diversions or protection measures will be required and this should be included within the scheme costs and timescales.
Water/Sewerage	The site is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP6 (years 2015 to 2020). In order to establish what would be required to serve the site with an adequate water supply, a hydraulic modelling assessment will be required.	Due to the size of the proposed development, a hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>Site is accessible via roundabout on Gelligaer Road. The Council's Engineers have advised that the principle of development is considered acceptable. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p> <p>Ground stabilisation necessary, previous Redrow Site Investigation has highlighted ground conditions and the extent of stabilisation to be evaluated.</p>	<p>A Transport Assessment is required to consider specific major development proposals and to advise on any necessary upgrading works.</p> <p>A ground investigation report will be required.</p>
Environmental Health	Sampling may be required to find out if tipping has occurred in the past.	A ground investigation report will be

		required.
Other internal consultees	<p>The field pattern framework of distinctive stone walls /hedges should be maintained and enhanced and access to the wider landscape and major green spaces should be maintained. No known invasive species are associated with this site although a watching brief should be kept for Himalayan Balsam.</p> <p>The site includes Nant Caeach SINC with habitats that meet SINC Criteria for woodland (including ancient woodland), watercourses and neutral grassland (MG5): all of which are UK & Wales BAP Habitat and Section 7 Habitat of Principal Importance for the Conservation of Biological Diversity in Wales under the Environment Wales Act 2016. The watercourse is an important ecological connective landscape feature used by protected species.</p>	<p>An Ecological Impact Assessment including protected species, mitigation, compensation and enhancement (including off-site) will be required. A Minimum 5m buffer between development and watercourse will be required.</p>
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Other Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 6 Pwynt Cyfeirnod / Ref Point 3.6 Maint y Safle (Ha) / Site Size (Ha) 2.55

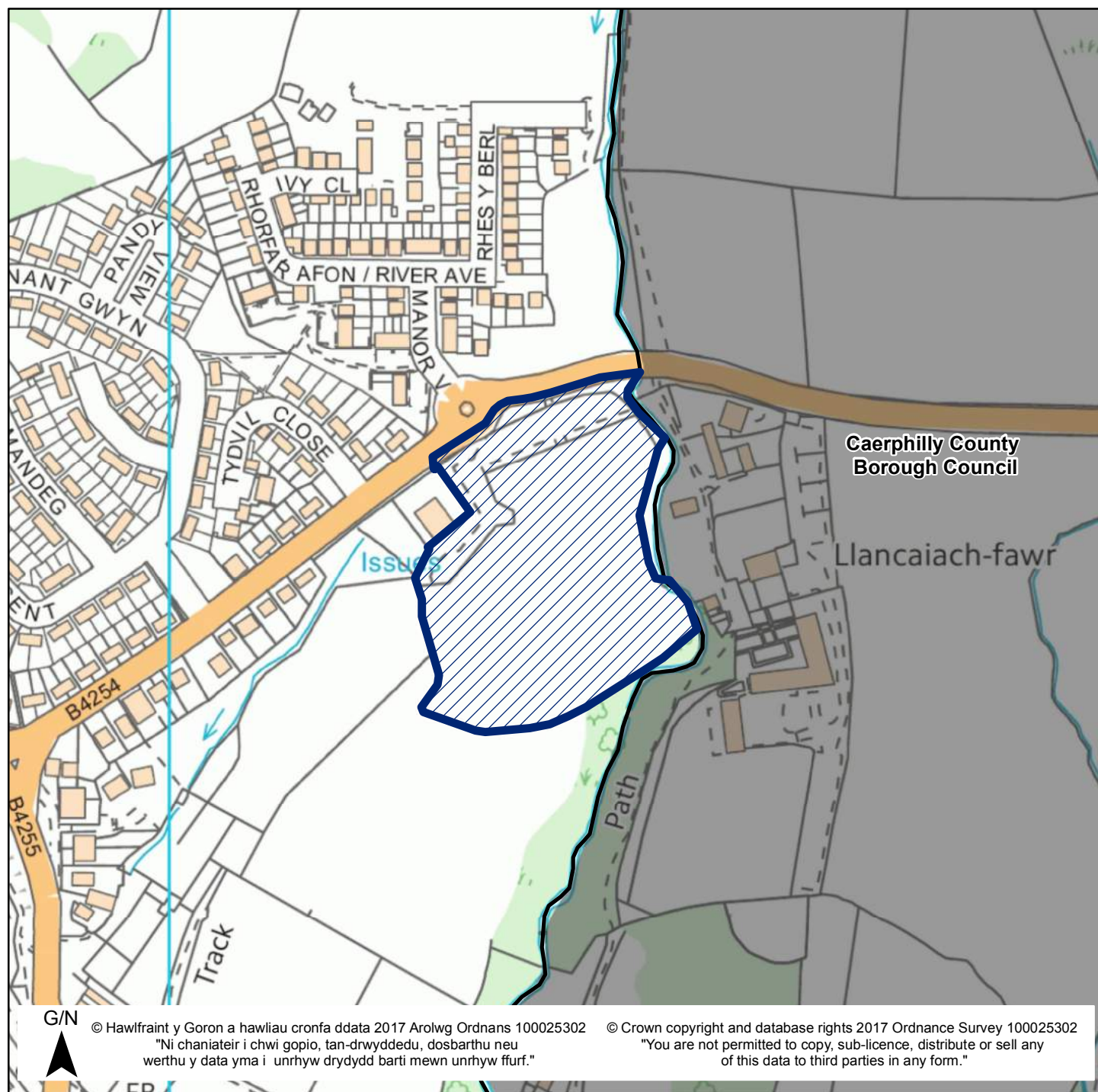
Enw'r Safle / Site Name Land to the East of Trelewis

Ward / Ward Bedlinog

Defnydd Cyfredol / Current Use Grazing

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 311229 Gogleddiad / Northing 196621



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	6	Representor Number:	105
Site Address:	Land to the East of Trelewis		
Area (Ha):	2.55		
Current Use(s):	Grazing		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (Mr A Green)	
If not, are all other land owners aware of this submission?		n/a	

SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	The site is greenfield, although tipping may have taken place under historic agricultural use.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	No	The site is located adjacent to the existing settlement boundary of Trelewis.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (School, local shop etc) are over 800m from the site, although the majority of the site is within reasonable walking distance of open space.

Is the site currently accessible from the existing highway network?	Yes	Site accessed via recently constructed roundabout.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	Llancaiach Fawr Manor House is situated to the East of the site.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	n/a
Is the site located within a mineral safeguarding area?	Yes	The site is located in an area of sandstone safeguarding (sandstone with potential for high specification aggregate). It is located south of Gelligaer Road and is within 200m of existing sensitive development to the north and west. A water course is also located along the eastern boundary of the site. The site is already constrained by sensitive development and prior extraction at this location would be inappropriate due to the proximity of existing sensitive development. The sandstone resource is sandwiched between the existing settlement to the north and west, by Llancaiach Fawr to the east and development at Nelson to the south. Development of the site would not prejudice the future extraction of the wider sandstone resource in this area due to the location of existing development making the site unviable to support a commercial mineral operation. Consequently, the potential allocation of this site would not sterilise the winnable sandstone resource.
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The Nant Caiach watercourse runs along the Eastern boundary. Grade I listed Llancaiach Fawr Manor House is situated to the East of the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The eastern portion of site is part of the Nant Caeach SINC.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	Tippling may have taken place under historic agricultural use.
Is the site affected by any existing planning designations or permissions?	Yes	The site is currently part of a green wedge in the adopted LDP.

PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Other Growth Area.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	A Heritage Statement or Landscape and Visual Impact Assessment were not submitted as part of the Candidate site process. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The site is within a low risk former coal mining area a coal mining risk assessment would therefore be required.
SITE APPRAISAL SUMMARY		
The site is outside the settlement boundary in the current LDP and forms part of an existing green wedge. The site is served by an existing access, and does not have any significant physical constraints. Development here would need to be informed by a Heritage Statement to ensure the proposals are of an appropriate scale and minimise potential impacts on the setting of the Grade I listed Llancaiach Fawr Manor House is situated to the East of the site.		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	Ancient woodland is located near to site	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	<p>There are no issues in providing this site with a water supply.</p> <p>The site is traversed by a 6" distribution water main for which protection measures will be required in the form of an easement width or diversion.</p> <p>There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site</p>	N/A
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>The adjacent B4254 is adopted, and a new roundabout was constructed as part of the first phase of the Redrow development to the north of this site.</p> <p>Existing highway access is available although local improvements are likely to be required. The immediate and wider local highway network may require major improvement works, and this should be identified through a comprehensive Transport Assessment (TA). Proposal considered to be acceptable in principle.</p> <p>Ground conditions will need to be evaluated in advance of any detailed design, and stabilisation works may be necessary.</p>	<p>A Transport Assessment would be required to consider any potential local highway improvements.</p> <p>A ground conditions survey would also be required.</p>
Environmental Health	Sampling may be required to find out if tipping has occurred in the past.	A ground conditions survey would be

		required.
Other internal consultees	<p>The site is sensitive because its development on the edge of the urban sphere has the potential to impact negatively upon the adjacent Llancaich Fawr. Therefore if development is considered appropriate it should be of low density, with extensive positive large trees incorporated within the site as intervening green space and should allow for a peripheral buffer to mitigate against the visual impact on the surrounding areas. Such intervening vegetation could also be used to accommodate a SUDs scheme to reduce run off and attenuate rainfall. Access to the wider landscape and major green spaces should be maintained. No known invasive species are associated with this site although a watching brief should be kept for Himalayan Balsam.</p> <p>The eastern part of the site is a part of Nant Caeach SINC with habitats that meet SINC Criteria for woodland and watercourses both of which are UK & Wales BAP Habitat and Section 7 Habitat of Principal Importance for the Conservation of Biological Diversity in Wales under the Environment Wales Act 2016. This habitat is important ecological connective habitat.</p>	An Ecological Impact Assessment including protected species, mitigation, compensation and enhancement (including off-site) will be required. A minimum 5m buffer between development and watercourse will be required.
OVERALL CONCLUSION AND NEXT STEPS	<p>Whilst development of the site would not result in the coalescence of Trelewis and Nelson, it would represent a change to the built up area of Trelewis by extending the area further south of Gelligaer Road. There is opportunity to develop the site in a manner that would mitigate the impacts on the setting of Llancaich Fawr, but on balance, it is considered that allocating the land as a housing allocation at this time is not required.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 7 Pwynt Cyfeirnod / Ref Point 3.7 Maint y Safle (Ha) / Site Size (Ha) 5.29

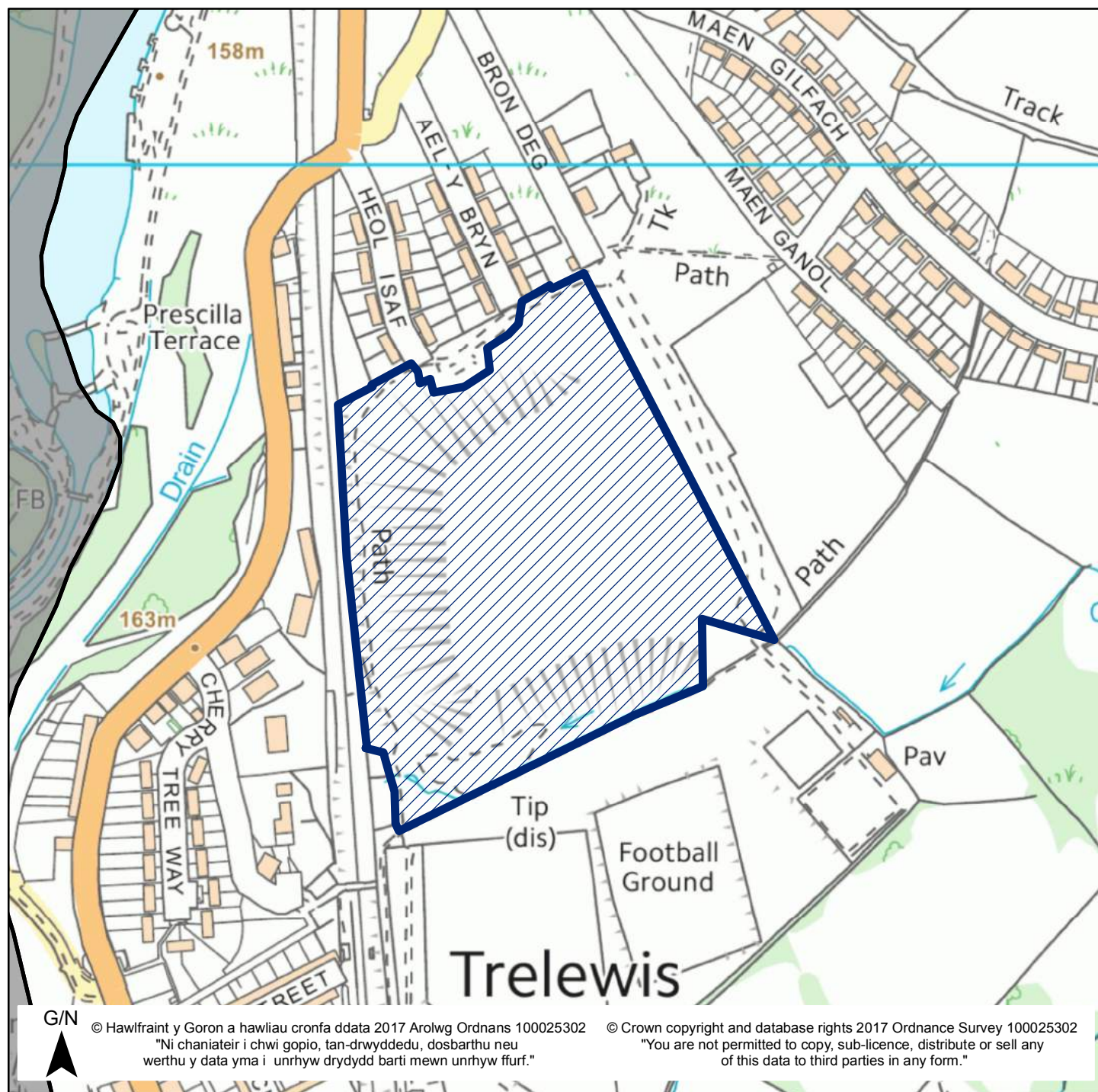
Enw'r Safle / Site Name Land at Taff Merthyr Garden Village (Storm Town)

Ward / Ward Bedlinog

Defnydd Cyfredol / Current Use Vacant Grassland

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 310581 Gogleddiad / Northing 197762



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	7	Representor Number:	253
Site Address:	Land at Taff Merthyr Garden Village, Trelewis		
Area (Ha):	5.29		
Current Use(s):	Vacant grassland		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC)	
If not, are all other land owners aware of this submission?		n/a	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	The site is greenfield although but it was used as a quarry associated with the former colliery.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is located within the settlement of Trelewis
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (school, local shop etc) are within 800m of the site.

Is the site currently accessible from the existing highway network?	Yes	The site can be accessed from the existing highway network, although improvements will be required.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	The site is located in Gelligaer Landscape of Special Historic Interest. GGAT have advised that the site lies in HLCA0003, showing former industrial infrastructure. An Assessment of the Significance of Development on Historic Landscape (ASIDOHL) will be required and CADW should be consulted.
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	The site was used as a quarry associated with the former colliery.
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	There is a developable plateau of approximately 2.8ha.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Other Growth Area.

DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The majority of the developable area is a Development low risk area for coal, and some parts are in an area of high risk. A coal mining risk assessment would therefore be required.
SITE APPRAISAL SUMMARY		
The site is currently located within the settlement of Trelewis and includes a plateau suitable for development subject to detailed consideration of access arrangements and ground conditions.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	Part of the site includes semi-natural habitat	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	<p>The site is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP6 (years 2015 to 2020). In order to establish what would be required to serve the site with an adequate water supply, a hydraulic modelling assessment will be required</p> <p>Due to the size of the development a hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site.</p> <p>The site is traversed by a 225mm combined sewer for which protection measures will be required in the form of an easement width or diversion.</p>	A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>A detailed site investigation report is required.</p>	<p>A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</p> <p>A Ground Investigation Report will be</p>

		required, including a contamination survey, due to various past activities on site
Environmental Health	<p>The site was a quarry next to the Ocean Deep Navigation Colliery. It is unknown filled ground likely to include colliery spoil and slag.</p> <p>The site is close to the mineral railway serving Ffos Y Fran.</p>	<p>Random sampling across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection.</p> <p>A noise assessment should be undertaken.</p>
Other internal consultees	<p>The distinctive character of the later workers housing at Taff Merthyr Garden Village should resonate through this development site. Proximity to Trelewis Park should be recognised as an integral element of the design of this site. There are no known recordings of knotweed within this site although it is possible that it does exist on the periphery. Care should be taken to survey for invasive species.</p> <p>There is little ecological information on the site or the immediate adjacent. Despite this fact it is likely that the areas of highest ecological value and connective habitat are on the steep slopes of the likely plateau development.</p>	<p>An Ecological Impact Assessment is required including mitigation, compensation and enhancement.</p> <p>Slope habitats should be retained.</p>
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Other Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 13 Pwynt Cyfeirnod / Ref Point 3.13 Maint y Safle (Ha) / Site Size (Ha) 2.58

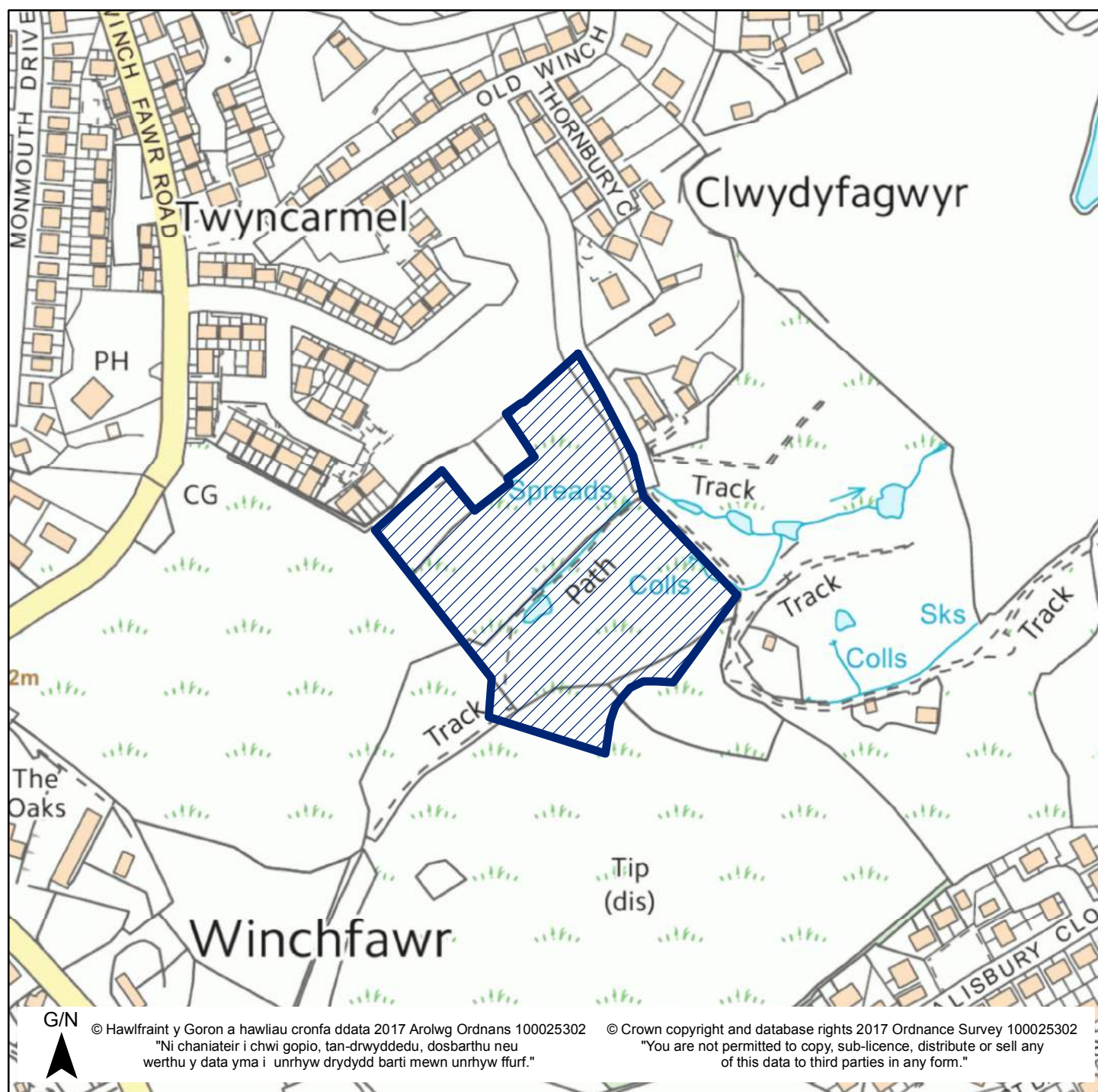
Enw'r Safle / Site Name Trago Mills (Site 1)

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 302563 Gogleddiad / Northing 206601



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	13	Representor Number:	248
Site Address:	Trago Mills (Site 1)		
Area (Ha):	2.58		
Current Use(s):	Vacant land		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (Trago Mills)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES									
LAND TYPE	<table border="1"> <tr> <th>YES/NO</th> <th>COMMENTARY</th> </tr> <tr> <td>Is the site greenfield or brownfield?</td> <td>Brown-field The site is a former industrial mineral tip.</td> </tr> <tr> <td>Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)</td> <td>No N/A</td> </tr> <tr> <td>Is the site within an existing settlement?</td> <td>No The site is outside the existing settlement boundary, but adjacent to the settlements of Clwydyfagwr and Twyncarmel.</td> </tr> </table>	YES/NO	COMMENTARY	Is the site greenfield or brownfield?	Brown-field The site is a former industrial mineral tip.	Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No N/A	Is the site within an existing settlement?	No The site is outside the existing settlement boundary, but adjacent to the settlements of Clwydyfagwr and Twyncarmel.
YES/NO	COMMENTARY								
Is the site greenfield or brownfield?	Brown-field The site is a former industrial mineral tip.								
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No N/A								
Is the site within an existing settlement?	No The site is outside the existing settlement boundary, but adjacent to the settlements of Clwydyfagwr and Twyncarmel.								
LOCATION AND ACCESSIBILITY	<table border="1"> <tr> <th>YES/NO</th> <th>COMMENTARY</th> </tr> <tr> <td>Is the site easily accessible to local services and facilities by public transport, walking and cycling?</td> <td>Yes The site is within walking distance of a local shop and bus stops at Twyncarmel.</td> </tr> </table>	YES/NO	COMMENTARY	Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes The site is within walking distance of a local shop and bus stops at Twyncarmel.				
YES/NO	COMMENTARY								
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes The site is within walking distance of a local shop and bus stops at Twyncarmel.								

Is the site currently accessible from the existing highway network?	No	<p>The site is currently accessible, from Old Winchfawr Road to the north, by a single-track, sub-standard, unadopted road. Third party land may be required to gain suitable access.</p> <p>The Council's Engineers have advised that no existing highway access or drainage infrastructure is available. New highways, drainage infrastructure or ground works would be required to bring forward an acceptable development proposal. This does not represent a significant or insurmountable constraint and the proposal can be considered to be acceptable in principle. Local improvement works should be identified though a Road Safety Audit (RSA) or comprehensive Transport Assessment (TA) depending on the scale of the proposal.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	GTAA have advised that the site lies within Historic Landscape Merthyr Tydfil HLCA064, which is an area of historic water management and drainage, tramways and tips. An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) & a Desk Based Assessment would be required, & CADW should be consulted.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located within a landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	Yes	<p>The site is located within a Coal Safeguarding Area (Secondary / Primary Coal Resource). The site is located west of the Trago Mills retail site and south of the Twyncarmel housing estate. The whole site lies within 500m of existing sensitive development. A water course is also located along the eastern boundary of the site. The majority of the site lies within a secondary shallow coal resource area with a small area to the south within a primary shallow coal resource area.</p> <p>Prior extraction at this location would be inappropriate due to the proximity of existing sensitive development at Twyncarmel and there are no exceptional circumstances which would justify reducing the 500m buffer zone. Furthermore, the potential allocation of the site would not sterilise the winnable coal resource in this area due to the location of existing sensitive development to the south and east of the resource surrounding the site.</p>
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are mature trees and vegetation on the site.

Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	<p>Parts of the site are located within the Winchfawr East & Clwydyfagwr SINC.</p> <p>The development could result in: the loss of part of Winchfawr East SINC; the only section of semi-improved acid grassland on the site; neutral grassland containing Devil's Bit Scabious (a food-plant of the Marsh Fritillary butterfly); ecological connectivity between two parts of the SINC (historically raised as an issue by CCW/NRW) including historic populations of a European Protected Species (Great Crested Newt); the loss of four ponds created for Great Crested Newt as compensation for Trago Mills restoration under Welsh Government Licence.</p> <p>However, no loss of ecological connectivity/SINC/UK and European Protected Species habitat is essential. By avoiding development on these parts of the site and provision of mitigation/compensation then it is reasonably likely that the majority of the site can be developed without significant impact upon features of protected or recognised biodiversity importance.</p> <p>An Ecological Impact Assessment, with biodiversity enhancements, will be required to include a focus on the assessment of the impact of the development upon European Protected Species (Great Crested Newt), the Blaen Cynon SAC European Site (Marsh Fritillary meta-population), the Winchfawr East & Clwydyfagwr SINC, S7 Habitats & Species Environment (Wales) Act 2016.</p>
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site is potentially contaminated land as part of the Cyfarthfa foundry spoil and slag heap. A ground investigation would be required including random sampling across whole site with at least 5% area coverage to ensure 95% certainty of hotspot detection.
Is the site affected by any existing planning designations or permissions?	Yes	The site is located in a Green Wedge (AS5), a Coal Safeguarding Area (BW10) and partly located within SINC (BW5).

PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Parts of the site have low & medium susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	<p>The existing access to the site is poor.</p> <p>The topography & drainage of the site could limit the number of dwellings that could be erected.</p> <p>A site investigation is recommended a ground stabilisation may be necessary due to form mine workings/tipping in the area.</p>
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area & CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	No	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Part of the site is within a development high risk area in terms of coal mining & a coal mining risk assessment would therefore be required.

SITE SUITABILITY SUMMARY	
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<p>The site is a former industrial mineral tip located outside of the existing settlement boundary. Its topography is uneven and therefore levelling works may be required. A site investigation in terms of ground stability would also be required. Access to the site is from a single track lane, in poor condition, which appears to be the main potential limitation to development and third party land may be required to gain suitable access.</p>	
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STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site is considered to be a semi-natural habitat	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	<p>The site is partly located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area.</p> <p>There are no issues in providing this site with a water supply, though off-site mains will be required in order to connect to the existing network.</p> <p>There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network.</p>	N/A
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. Future CIL receipts could be used to contribute towards necessary infrastructure improvements.	N/A
Highways (including drainage)	<p>The site is currently accessible, from Old Winchfawr Road to the north, by a single-track, sub-standard, unadopted road.</p> <p>The topography of the surrounding land means that gradients would be problematic if access is attempted from Winchfawr Road to the west.</p> <p>The Council's Engineers have advised that no existing highway access or drainage infrastructure available. New highways, drainage infrastructure or ground works would be required to bring forward an acceptable development proposal. This does not represent a</p>	<p>A Road Safety Audit (RSA) / Transport Assessment would be required.</p> <p>Consideration of sustainable drainage systems would also be required.</p>

	<p>significant or insurmountable constraint and the proposal can be considered to be acceptable in principle. Local improvement works should be identified through a Road Safety Audit (RSA) or comprehensive Transport Assessment (TA) depending on the scale of the proposal.</p> <p>The WDA looked at site early 1990's deemed excessive costs for development.</p> <p>Development of the site would need to consider the suitability of sustainable drainage systems.</p>	
Environmental Health	The development is close to the Trago Mills retail development which may have an impact in terms of noise.	N/A
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has identified that highway access to the site, its topography and its ground conditions are likely constraints to its development within the Plan period. The site is therefore not recommended for allocation within the Deposit Plan. However, if these constraints could be overcome the site could represent a logical extension to the settlement at this location.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 15 Pwynt Cyfeirnod / Ref Point 3.15 Maint y Safle (Ha) / Site Size (Ha) 0.36

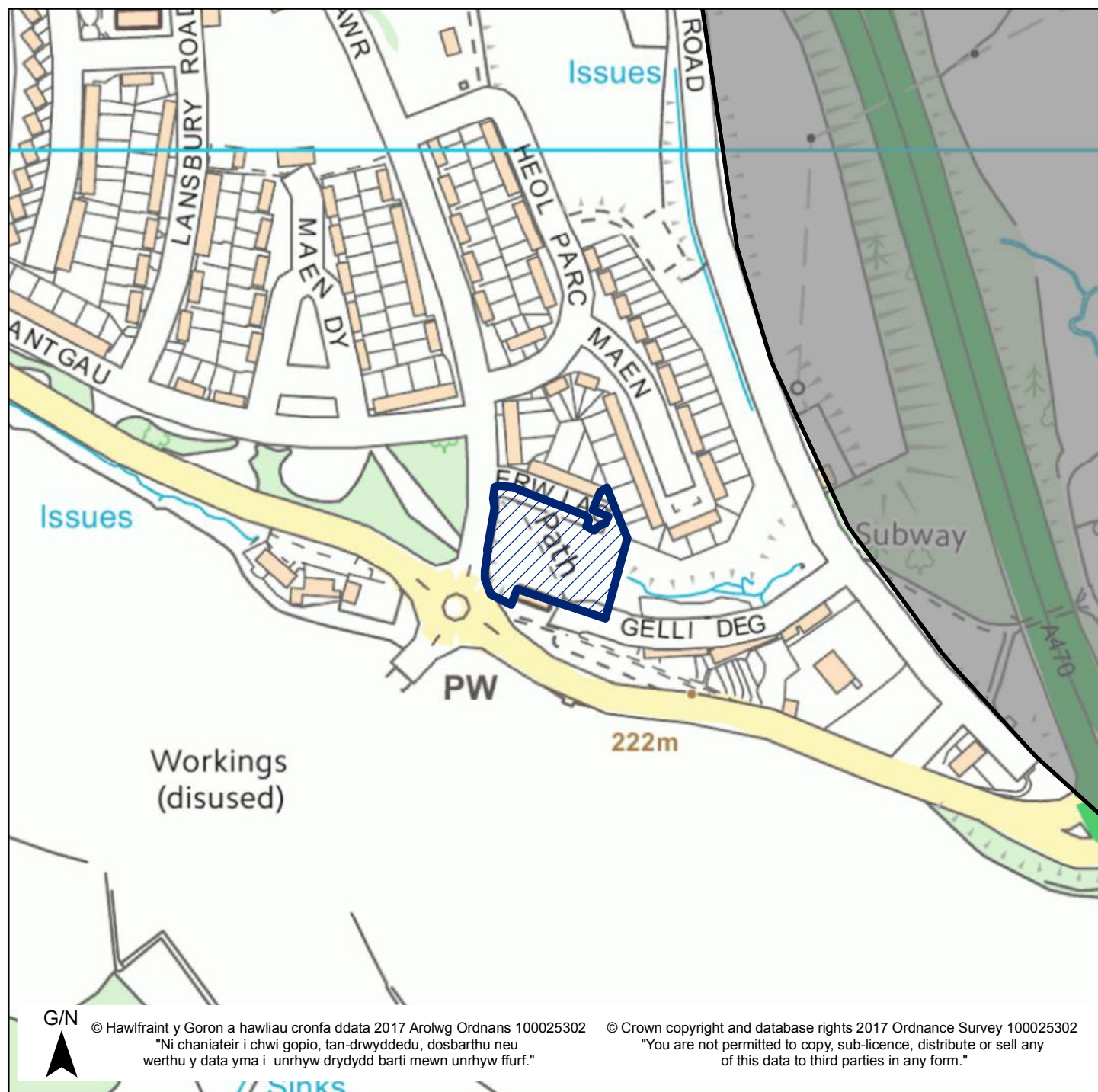
Enw'r Safle / Site Name Land at Erw Las, Gellideg

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 303357 Gogleddiad / Northing 206791



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	15	Representor Number:	253
Site Address:	Land at Erw Las, Gellideg		
Area (Ha):	0.6		
Current Use(s):	Vacant land/amenity space		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Green-field	The site is amenity green space.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the settlement of Gellideg/Swansea Road.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of local shops, school bus stops at Gellideg/Swansea Road, as well as Cyfarthfa Retail Park.

Is the site currently accessible from the existing highway network?	Yes	<p>The site is accessible from the adopted highways of Heol Tai Mawr & Erw Las.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however this does not represent an insurmountable constraint.</p> <p>A Road Safety Audit should be carried out to identify the required local highway network improvements required.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	<p>The site is in close proximity (approx. 50m) to the Listed Buildings of Gellideg Cottages.</p> <p>GTAA have advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA063. Historic OS mapping shows Erw Las buildings, a dissenting chapel earlier than 1875, small reservoirs and a water management system. A Desk Based Assessment of the archaeology of the site would be required.</p>
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is within a landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	<p>The site is surrounded by several semi-mature trees surrounding amenity grassland, and is an important east-west ecological connective corridor.</p> <p>A culverted water-course runs under and comes to the surface within the site, which may restrict development.</p>
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	There are no proximate biodiversity records and very limited potential although ecological connectivity and provision/protection of green infrastructure will require consideration.
Will the proposal involve the removal of trees with TPO	No	N/A

or ancient woodland?		
Is there a possibility that the site is contaminated?	No	There are some tipping/fill features within the site, therefore it may be filled ground. A ground investigation survey would be required including targeted sampling of fill features identified on the historic maps.
Is the site affected by any existing planning designations or permissions?	No	N/A
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Parts of the north and east of the site have low and medium susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	No constraints
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Japanese Knotweed is known to be present on the site and this will need consideration as part of detailed development proposals. The site is within a development high risk area in terms of coal mining and a coal mining risk assessment would therefore be required.

SITE APPRAISAL SUMMARY	
The site is within an existing settlement, and is a relatively flat piece of amenity greenspace. It is accessible from an adopted highway and adjoins an existing settlement. Development of the site would provide a logical small scale extension of the settlement. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable and development of the site could contribute towards meeting housing needs.	

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	<p>Wales and West Utilities has gas pipes in the area. The apparatus may be affected and at risk during construction works. A low pressure gas pipe runs under the south-western end of the site.</p> <p>WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.</p>	Consultation with utility providers as part of preparing detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	<p>The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site.</p> <p>There are no issues in providing this site with a water supply.</p>	<p>The site is traversed by a 4" distribution water main for which protection measures will be required in the form of an easement width or diversion.</p> <p>The site is traversed by 300mm and 9" combined sewers for which protection measures will be required in the form of easement widths or diversions.</p>

Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>The site is accessible from the adopted highways of Heol Tai Mawr and Erw Las.</p> <p>The Councils' Engineers have advised that no existing highway access or drainage infrastructure available. New highways, drainage infrastructure or ground works would be required to bring forward an acceptable development proposal. This does not represent a significant or insurmountable constraint and the proposal can be considered to be acceptable in principle. Local improvement works should be identified through a Road Safety Audit (RSA) or Transport Assessment (TA) depending on the scale of the proposals in the area.</p> <p>A culvert runs (west-east) under the site.</p>	<p>A Road Safety Audit (RSA) or Transport Assessment would be required.</p> <p>Consideration of sustainable drainage systems would also be required.</p>
Environmental Health	The development is close to the Trago Mills retail development. The site is close to the A470 and Swansea Road. Increased traffic from retail will affect air quality. Air quality should be investigated and residential properties set back from the roads where indicated by the data.	Environmental noise and air quality will need to be considered in accordance with the environmental protection and design policies of the Plan.
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has identified some constraints however these are not considered to be insurmountable to the development of the site. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional small scale housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 16 Pwynt Cyfeirnod / Ref Point 3.16 Maint y Safle (Ha) / Site Size (Ha) 1.31

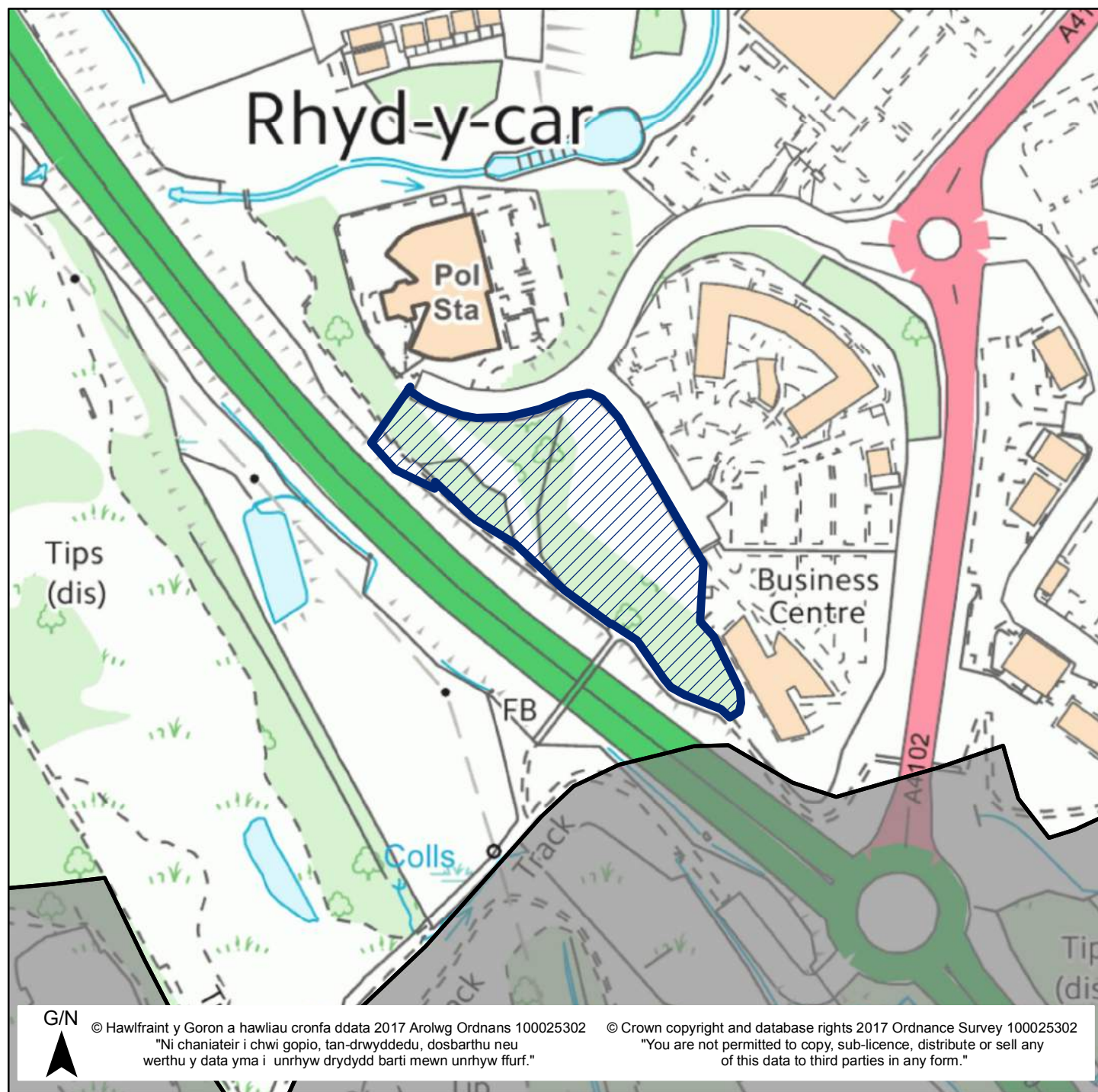
Enw'r Safle / Site Name Rhyddycar/Orbit

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Vacant/Woodland

Defnydd Arfaethedig / Proposed Use Employment

Dwyreiniad / Easting: 304683 Gogleddiad / Northing 205327



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	16	Representor Number:	253
Site Address:	Rhydycar/Orbit		
Area (Ha):	1.31		
Current Use(s):	Vacant/Woodland/Grass		
Proposed Use(s):	Employment		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Green-field	The site is reclaimed land with significant advanced green infrastructure planting.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the existing settlement boundary & adjacent to the Rhydycar Leisure & Business Park.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the bus and train station, schools, shops & leisure offerings at Rhydycar and Merthyr Tydfil Town Centre.

Is the site currently accessible from the existing highway network?	Yes	The site is accessible from the existing highway of Rhydycar Business Park. The Council's Engineers have advised that acceptable existing highway access available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	GTAA have advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA014 area where there is evidence of ironstone mine, tips and tramways & a railway junction. A Desk Based Assessment would be required which sets out how archaeology on the site will be considered.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is within the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are mature trees on site. The site forms a very important ecological connective corridor on the north-eastern side of the A470. Two Public Rights of Way cross the site. A large water main is within the embankment to the southwest.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The site is adjacent to a major highway (A470).
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	N/A
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site is part of the Heolgerrig and Rhydycar tips. There has been some remediation within the area but this was targeted at previous developments. Random sampling proportionate to commercial use.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP as part of a New Business/Employment Site (BW14 & AS14) & Business/Employment Site to be Protected (AS24).

PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Parts of the northwest of the site are within areas which have low and medium susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	No	N /A
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	N/A
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A
SITE APPRAISAL SUMMARY		
The site is adjacent to the Rhydycar Business Park and is within walking distance of Merthyr Tydfil town centre. Development of the site could provide a logical extension of Rhydycar Business Park. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to	Consultation with utility providers as

	planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is partly located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area.	The site is traversed by a 150mm foul sewer for which protection measures will be required in the form of an easement width or diversion.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>The site is accessible from the existing highway of Rhydycar Business Park</p> <p>The Council's Engineers have advised that acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p> <p>Land drainage ditches on site. Large water main within embankment.</p>	N/A
Environmental Health	The site is within the 55-64.9dB boundary of the A470. Noise will need to be considered during the planning process. Air quality associated with the A470 is being investigated by Welsh Government, and may need to be taken into consideration.	Environmental noise will need to be considered in accordance with the environmental protection and design policies of the Plan.
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site for employment uses. However, there are alternative uses for this site and the Employment Land Review has concluded there is sufficient employment land supply in the area. The site is also located within the Rhydycar Business Park which is a protected employment site where proposals for alternative uses could be assessed against the policies of the Plan. The site has therefore not been recommended for inclusion as a specific employment site allocation.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 17 Pwynt Cyfeirnod / Ref Point 3.17 Maint y Safle (Ha) / Site Size (Ha) 0.77

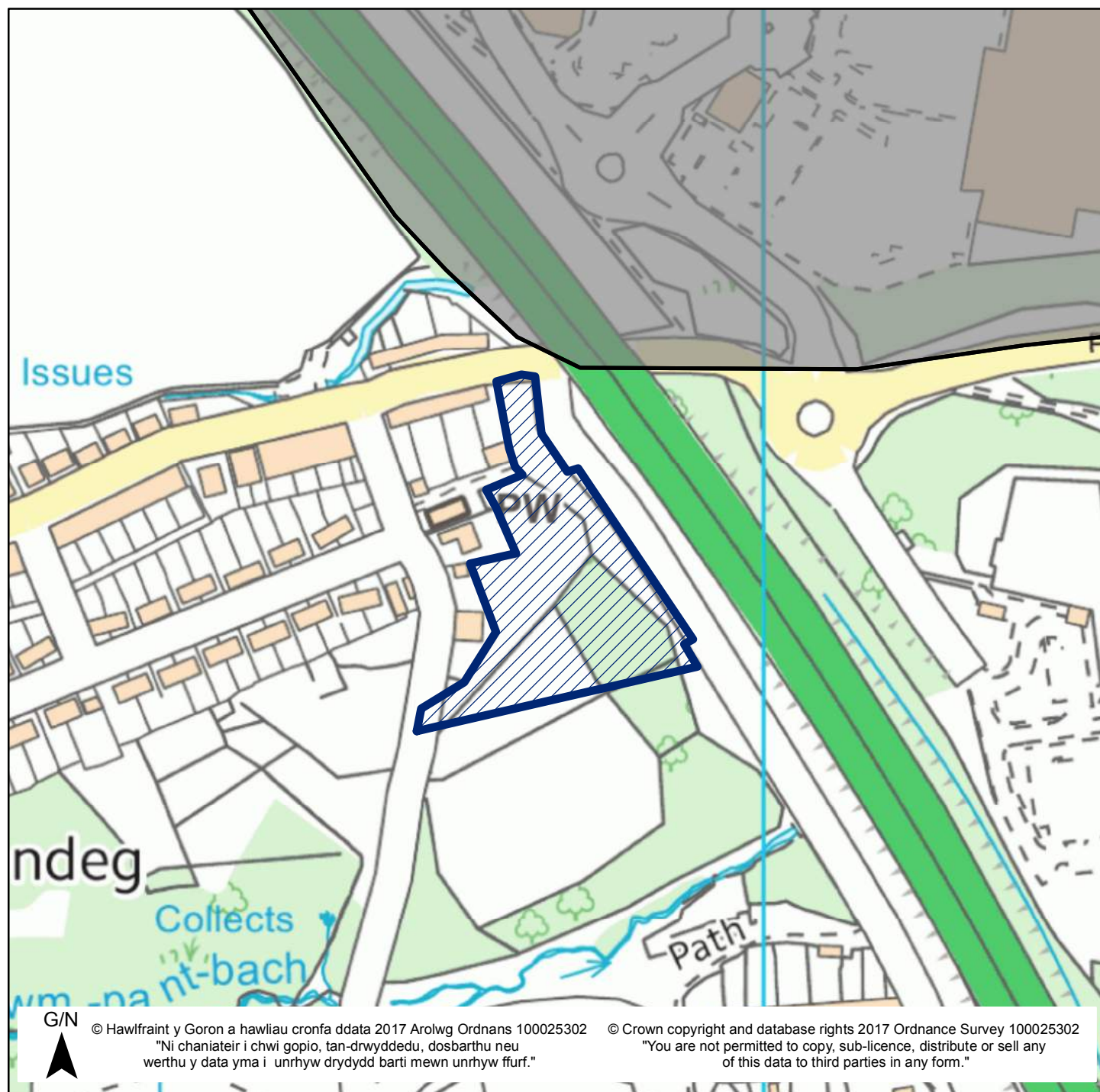
Enw'r Safle / Site Name Brondeg

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 303912 Gogleddiad / Northing 206246



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	17	Representor Number:	253
Site Address:	Brondeg		
Area (Ha):	0.77 ha		
Current Use(s):	Vacant/Woodland		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Green-field	This is a greenfield site although there is evidence of former mine workings/tipping here.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within existing settlement of Heolgerrig .
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the local school, shop, post office and bus stops at Heolgerrig, Cyfarthfa Retail Park and Keir Hardie Health Park.

Is the site currently accessible from the existing highway network?	Yes	<p>The site is accessible from the adopted highway of Upper Colliers Row.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required, for example, the junction with Heolgerrig Road, where there are visibility concerns. Improvement works to the local and wider highway network should be identified through a comprehensive Transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	The site is in the vicinity of a newly-designated SAM (GM611 – Remains of Cwm Pit (Robbin's Pit)), however this is over 215m away. GGAT have advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA070 area where there is evidence of extractive tips and tramways. A Written Scheme of Investigation for Archaeology would be required which sets out how archaeology on the site will be considered.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The site contains extensive coverage of mature trees however there are no TPOs in place. A culverted water course is located to the rear of the footway to Upper Colliers Row.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The site is adjacent to major highway (A470) although Upper Colliers Row and landscaping separates the site from the elevated section of the dual carriageway.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The Cwm Glo SINC lies 12m west and the Cwm Glo and Glyndyrus SSSI lies 115m south-west of the site. The site contains planted and developing woodland however it does not form part of a clear ecological connective corridor.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site is part of the Heolgerrig and Rhydycar former mining tips. There has been some remediation, but this was restricted to the Rhydycar area. A ground investigation survey will be required including a ground contamination survey with random sampling across whole site. This should include at least 5% area coverage to ensure 95% certainty of

		hotspot detection.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP as part of Housing Site H14 under Policy AS1.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site contains extensive tree cover however this is not considered to represent a significant constraint to the potential development of the site. A site investigation is recommended a ground stabilisation may be necessary due to form mine workings/tipping in the area.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Japanese Knotweed exists within the vicinity of this site and therefore survey and assessment may be required. The majority of the site is within a development high risk area in terms of coal mining and a coal mining risk assessment would be required.

SITE SUITABILITY SUMMARY
The site comprises former mineral workings and has arisen as the consequence of a past land reclamation programme. The site is accessible from an adopted highway and adjoins an existing settlement. Development of the site would provide a logical small scale extension of the settlement and development of adjoining land could form part of a more logical larger allocation. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	Western Power Distribution (WPD) has confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is partly located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	N/A
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. Future CIL receipts could be used to contribute towards necessary infrastructure improvements.	N/A
Highways (including drainage)	Site is accessible from adopted highway of Upper Colliers Row. The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements	A Road Safety Audit (RSA) / Transport Assessment would be required. Consideration of sustainable drainage

	<p>are likely to be required, for example, the junction with Heolgerrig Road, where there are visibility concerns. Improvement works to the local and wider highway network should be identified through a comprehensive Transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal.</p> <p>Development of the site would need to consider the suitability of sustainable drainage systems. A culverted watercourse rear of footway to Upper Colliers Row.</p>	systems would also be required.
Environmental Health	The site is within the 55-64.9dB boundary of the A470. Noise will need to be considered during the planning process. Air quality associated with the A470 is being investigated by Welsh Government, and may need to be taken into consideration.	Environmental noise will need to be considered in accordance with the environmental protection and design policies of the Plan.
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 18 Pwynt Cyfeirnod / Ref Point 3.18 Maint y Safle (Ha) / Site Size (Ha) 2.15

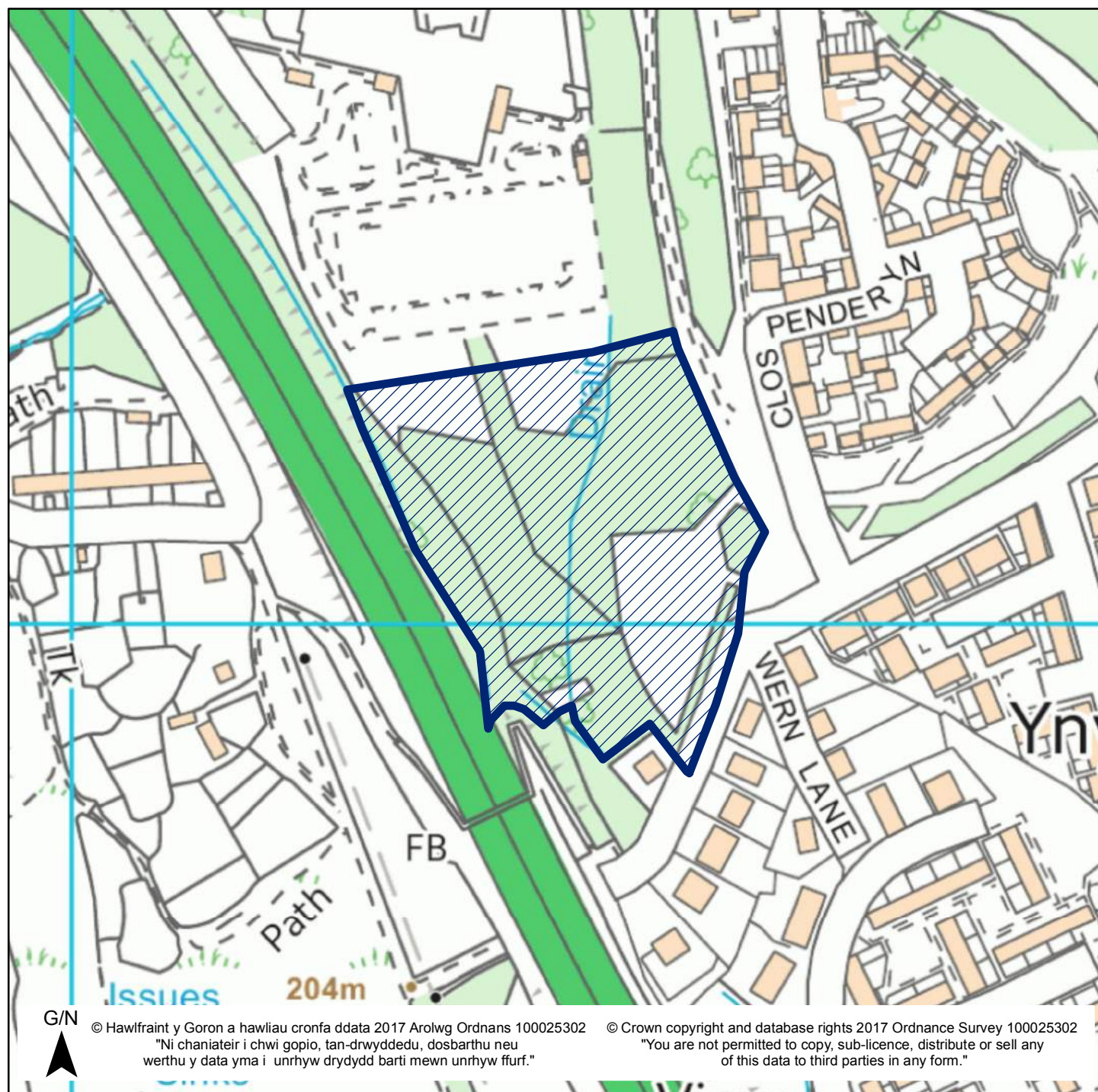
Enw'r Safle / Site Name Upper Georgetown Plateau

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Woodland/Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 304219 Gogleddiad / Northing 206040



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	18	Representor Number:	253
Site Address:	Upper Georgetown Plateau		
Area (Ha):	2.15		
Current Use(s):	Vacant/Woodland/Grass (former spoil tip)		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?			

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	This is a former industrial site comprising of mineral and smelter wastes, reclaimed in the 1990s.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is adjacent to the settlement of Ynysfach.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance to Cyfarthfa Retail Park, Keir Hardie Health Park, Merthyr College and Merthyr Tydfil town centre.

Is the site currently accessible from the existing highway network?	Yes	The site is accessible from the car park of Kier Hardie Health Park to the north, and Llwynceilyn Lane to the southeast. The Council's Engineers have advised that the principle of development can be considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however this does not represent an insurmountable constraint. The site could be split into two parcels due to the topography and two access points may be beneficial.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	GGAT have advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA014 Historic OS shows field system, cinder tips and tramways; tips may cover the field system. A Desk Based Assessment for Archaeology would be required which sets out how archaeology on the site will be considered.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	Mature trees cover over half of the site. The structural plantings that superficially form woodland are of great benefit in terms of visual amenity, green infrastructure and habitat cover for birds and small mammals.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The site is adjacent to a major highway (A470).
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	<p>The south-east quarter of the site meets SINC Criteria for neutral grassland (MG5: UK and Wales BAP Lowland Habitat, and Section 7 Habitat of Principal Importance for the Conservation of Biological Diversity in Wales under the Environment Wales Act 2016). Some hedgerows on site are likely to qualify as 'Important Hedgerow' under the Hedgerow Regulations 1997, and as a Section 7 Habitat. The planted woodland may have some importance for north-south habitat connectivity.</p> <p>By avoiding development on parts of the site and with the provision of mitigation/compensation both on and offsite then it is reasonably likely that the majority of the site can be developed without significant impact upon features of protected or recognised biodiversity importance. An Ecological Impact Assessment will be required</p>

		which will include Mitigation, Compensation and Enhancement options including avoidance of the south-east neutral grassland, and hedgerow retention or replacement.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site is part of the Cyfarthfa ironworks cinder tip. It may contain ash hydrocarbons and elevated metals. There has been some remediation within the area but this was targeted at previous development. Random sampling across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP as part of Housing Site H15 under Policy AS1.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	Over half the site has extensive tree/vegetation cover. The site is sloping in parts including a steeply-sloping embankment. Loss of tree cover could lead to increased run off rates.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional homes and Community Infrastructure Levy contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Japanese Knotweed exists within the vicinity of this site and therefore a survey and assessment may be required.

		The majority of the site is within a development high risk area in terms of coal mining & a coal mining risk assessment would therefore be required.
SITE APPRAISAL SUMMARY		
Former industrial site comprising of mineral and smelter wastes, reclaimed in the 1990s, with the ground heavily compacted. The uneven and sloping topography of the site, as well as the extensive tree cover, may make development problematic. The site is accessible from Keir Hardie Health Park and the adopted highway of Llwynceilyn Lane.		

STAGE 2 INFRASTRUCTURE SSESMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is partly located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	The site is traversed by a 600mm trunk water main for which protection measures will be required in the form of an easement width or diversion.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	The site is accessible from the car park of Kier Hardie Health Park to the north, and Llwynceilyn Lane to the southeast. The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or	A Road Safety Audit (RSA) / Transport Assessment would be required.

	<p>ground works will be required to bring forward an acceptable development proposal, however this does not represent an insurmountable constraint. The site could be split into two parcels due to the topography and two access points may be beneficial.</p> <p>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</p> <p>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</p>	<p>Consideration of sustainable drainage systems would also be required.</p> <p>A Ground Investigation Report will be required, including a contamination survey.</p>
Environmental Health	The site is within the 55-64.9dB boundary of the A470. Noise will need to be considered during the planning process. Air quality associated with the A470 is being investigated by Welsh Government, and may need to be taken into consideration.	Environmental noise will need to be considered in accordance with the environmental protection and design policies of the Plan.
Other internal consultees	No further comments.	N/A
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the Plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 27 Pwynt Cyfeirnod / Ref Point 3.27 Maint y Safle (Ha) / Site Size (Ha) 4.34

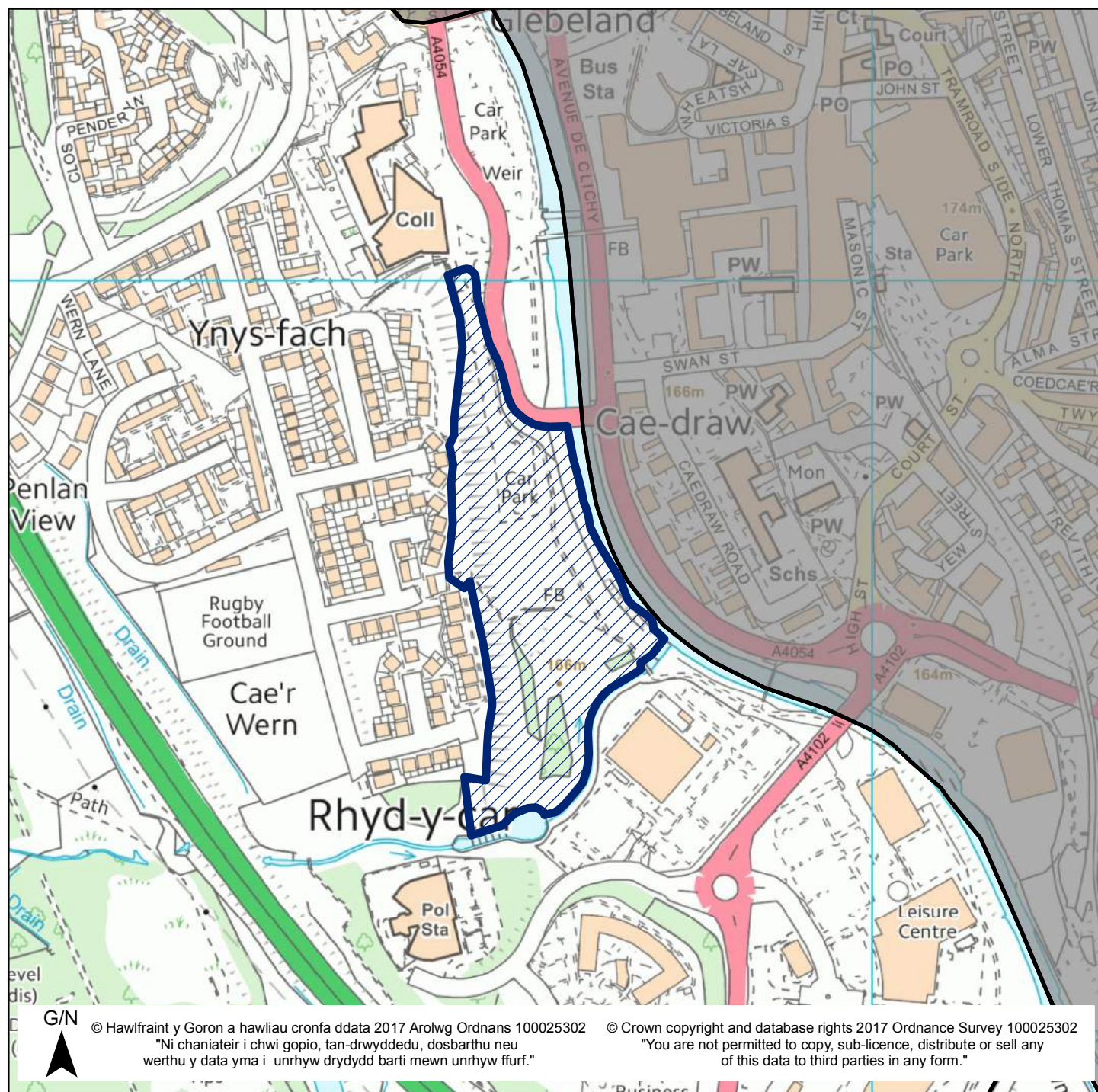
Enw'r Safle / Site Name Land South of College Car Park

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Car Park/Vacant land

Defnydd Arfaethedig / Proposed Use Mixed Use

Dwyreiniad / Easting: 304704 Gogleddiad / Northing 205732



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	27	Representor Number:	252
Site Address:	Land south of College Car Park		
Area (Ha):	4.34		
Current Use(s):	Car Park/Vacant/Woodland		
Proposed Use(s):	Mixed Use		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Mixed	The site is a former reclaimed landscape from the former Ynysfach Ironworks and mining shales.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is adjacent to the settlement of Ynysfach and Merthyr Tydfil town centre.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the schools, transport hubs, shops and leisure offering of Merthyr Town centre & Rhydyar Leisure village.

Is the site currently accessible from the existing highway network?	Yes	The site is accessible from the Merthyr College access road/Avenue de clichy to the north, and incorporates a section of the Taff Trail.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	The Rhydyar Canal Bridge Listed structure is within the site.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Site is located in the Merthyr Tydfil landscape of outstanding historic interest. GTAA have advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA014 Ynysfach tips and tramways, buried Canal. A Desk Based Assessment for Archaeology would be required which sets out how archaeology on the site will be considered.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The site contains extensive coverage of mature trees however there are no TPOs in place. Three Rights Of Way cross the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The site borders the Afon Taf (SINC) and contains high quality neutral grassland alongside scrub and native plantation woodland. These form one of the main units of green infrastructure in to the heart of Merthyr Tydfil.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site was part of the Ynysfach ironworks tip. The coke ovens were located at the W boundary of the site. In addition to general unknown filled ground there is also the former Glamorganshire canal which has been backfilled. Random sampling across whole site proportionate to site use. PLUS Targeted sampling in the area of the coke ovens and canal.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP as part of New/Expanded Life-long Learning Facilities (Policy AS13) which have been developed and the Town Centre Boundary (Policy AS19).

PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	The site is located within low, medium and high surface water flooding areas and partly in Flood Zone B of the NRW Development Advice Map.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The majority of this site is an open space within the Open Space Strategy (OSID: 28). The strategy aims to improve and maintain the quality of existing open spaces. The site has extensive tree cover. The west of the site comprises a steep embankment. This open space contains known occurrences of Japanese Knotweed which may affect the viability of development.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Give the location of the site (adjacent to the town centre), as well as its size, it has the potential to provide a range of facilities.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	N/A
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A
SITE APPRAISAL SUMMARY		
The site is located in close proximity to Merthyr town centre. The majority of the site is flat, however, it contains extensive vegetation cover, a Listed Structure, Public Rights Of Way and a cycleway. As a large plot of unconstrained development land in the Town Centre this site would suit a range of uses.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	<p>The site has an area adjacent to the banks of the river Taff which falls within Zone C2. Most of the site is raised above predicted flood levels and flood risk is constrained to the immediate riverbank.</p> <p>The proposal could include highly vulnerable development in C2 which should not be permitted. Given the amount of land within Zone C2 we recommend amending the site boundary in the first instance. If not, further information/flood consequences assessment will be required to establish whether the risks and consequences of flooding can be found to be manageable in line with TAN15 criteria.</p>	A revised site boundary, to exclude the areas within the C2 flood zone, may be appropriate. Alternatively flood mitigation measures and a Flood Consequence Assessment would be required.
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	A medium pressure gas pipe runs under the length of the site from north to south. Consultation with utility providers would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area.	The site is traversed by numerous trunk water mains for which protection measures will be required in the form of easement widths or diversions.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	The Council's Engineers have advised that the existing highway access available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a comprehensive Transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal. Proposal is considered to be acceptable in principle.	A Road Safety Audit (RSA) / Transport Assessment would be required. Consideration of sustainable drainage systems would also be required.

Environmental Health	The site is within the 55-64.9dB boundary of the A470. Noise will need to be considered during the planning process. Air quality associated with the A470 is being investigated by Welsh Government, and may need to be taken into consideration.	Environmental noise will need to be considered in accordance with the environmental protection and design policies of the Plan.
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site for commercial uses. As the largest plot of unconstrained development land in the Town Centre this site would suit a range of uses, including B1 uses. Options could include expansion or grow on space associated with the nearby Orbit Business Centre and any plans that would deliver such space, possibly within a mixed-use scheme. The Employment Land Review has identified sufficient employment land provision in the area. As the site is suitable for a range of uses and it is located within the settlement boundary future development proposals could be against the policies of the Plan. Therefore, it is not considered necessary to allocate the site for a particular use within the Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 29 Pwynt Cyfeirnod / Ref Point 3.29 Maint y Safle (Ha) / Site Size (Ha) 0.43

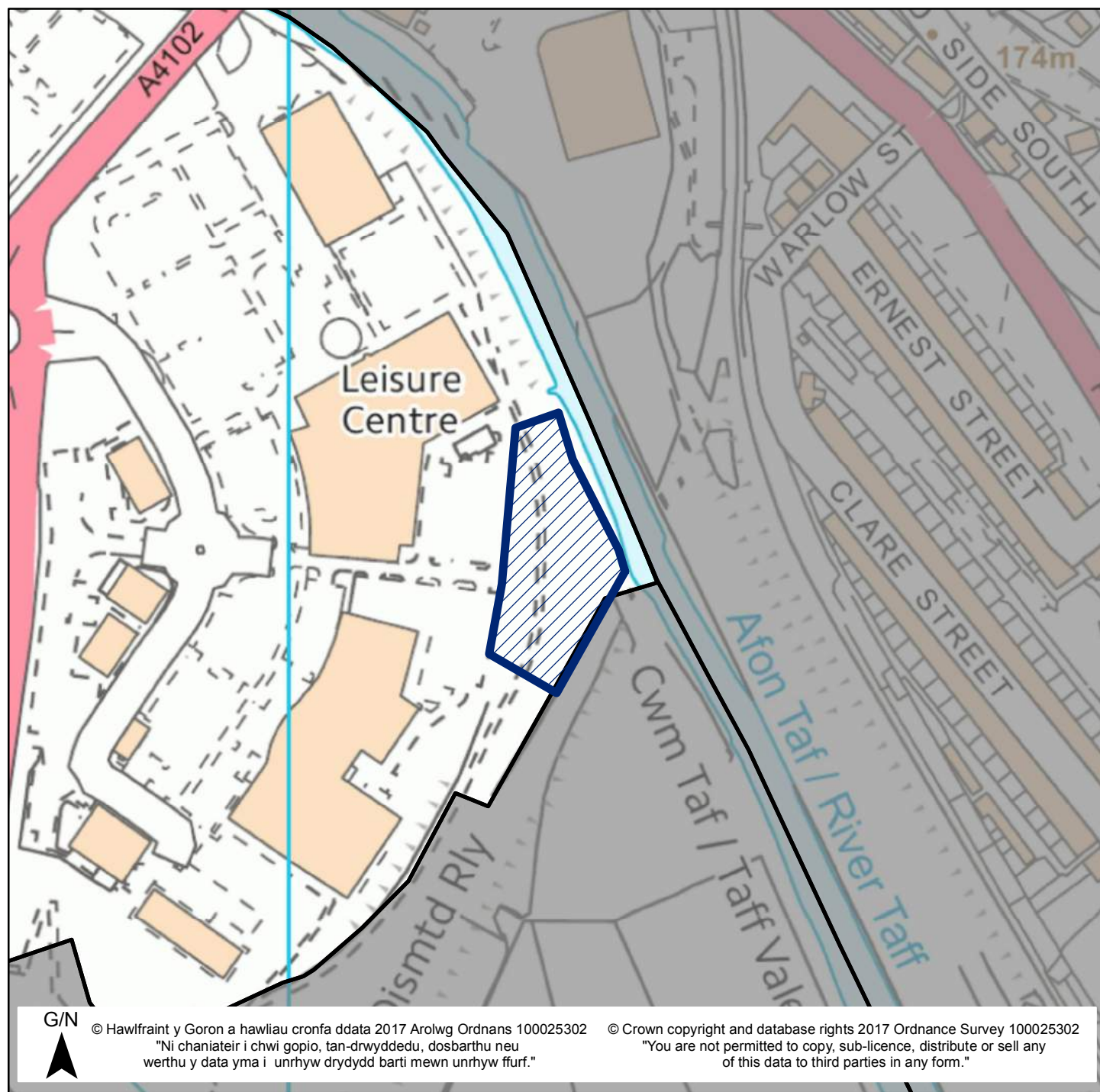
Enw'r Safle / Site Name Rhydycar

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Vacant/Woodland/Parking

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305113 Gogleddiad / Northing 205374



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	29	Representor Number:	253
Site Address:	Rhydycar		
Area (Ha):	0.43		
Current Use(s):	Vacant/Woodland/Parking		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	The site is former industrial land situated between the River Taff and the rear of the Leisure Centre.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within Rhydycar Leisure Park.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of Rhydycar Leisure and Business parks, and Merthyr Tydfil town centre.

Is the site currently accessible from the existing highway network?	Yes	<p>The Taff Trail Cycleway (also a Green Leisure Corridor as identified by the Open Space Strategy), runs through the site, and it adjoins the car park and associated roads of Rhydycar Leisure Park.</p> <p>The Council's Engineers have advised that acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	GGAT have advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA014 area where there is evidence of railway land.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	<p>There are mature trees on the site. The Taff Trail cycleway runs through the middle of the site.</p> <p>The site itself is not an open space although the Trail is a Green Leisure Corridor.</p>
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The site is adjacent to the Afon Taf SINC. It is likely that some proportion of the site will be required to be a buffer zone alongside the main river.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	<p>The site was the location of a number of tramways serving Heolgerrig tip.</p> <p>Targeted sampling should be undertaken in the areas of the former tramways. Plus some random sampling to achieve site coverage.</p>
Is the site affected by any existing planning designations or permissions?	Yes	The site has previously had outline planning consent P/15/0056 for 19 dwellings but this is unimplemented. Part of the site is allocated in the existing LDP as New Housing Site

		H31, under Policy AS1, and, as a Site for New Leisure Development, under Policy AS16.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	The entirety of the site is in a 'B' flood zone.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	There are some mature trees on the site. There are known occurrences of Japanese Knotweed alongside the river boundary.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The site is within a development high risk area in terms of coal mining & a coal mining risk assessment would therefore be required.
SITE APPRAISAL SUMMARY		
The site is flat and has good accessibility via the existing roads within Rhydyar Leisure Park and could provide an additional residential development site. The Taff Trail cycleway runs through the site.		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site falls partially within Zone C2. Most the site raised above predicted flood levels and flood risk is constrained to the immediate riverbank. Proposal is for highly vulnerable development in C2 which should not be permitted.	A revised site boundary, to exclude the areas within the C2 flood zone, may be appropriate. Alternatively a Flood Consequence Assessment would be required.
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area.	N/A
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	The roads within Rhydycar Leisure Village are not adopted. Category 1 - Acceptable existing highway access available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.	Consideration of sustainable drainage systems would also be required.
Environmental Health	The site is within the 55-59.9dB boundary of the A470. The area is currently commercial in character. If commercial activities are to continue noise exposure categories should be considered at an early stage.	Environmental noise will need to be considered in accordance with the environmental protection and design policies of the Plan.

Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site is located within the settlement boundary and in a central location at Rhydycar and a previous planning consent for residential development has not been implemented. The site is located within the settlement boundary, is relatively small scale, and may attract viable proposals for other uses which could be considered under the policies of the Plan. Therefore, a specific site allocation within the replacement Plan is not considered necessary.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 30 Pwynt Cyfeirnod / Ref Point 3.30 Maint y Safle (Ha) / Site Size (Ha) 171.03

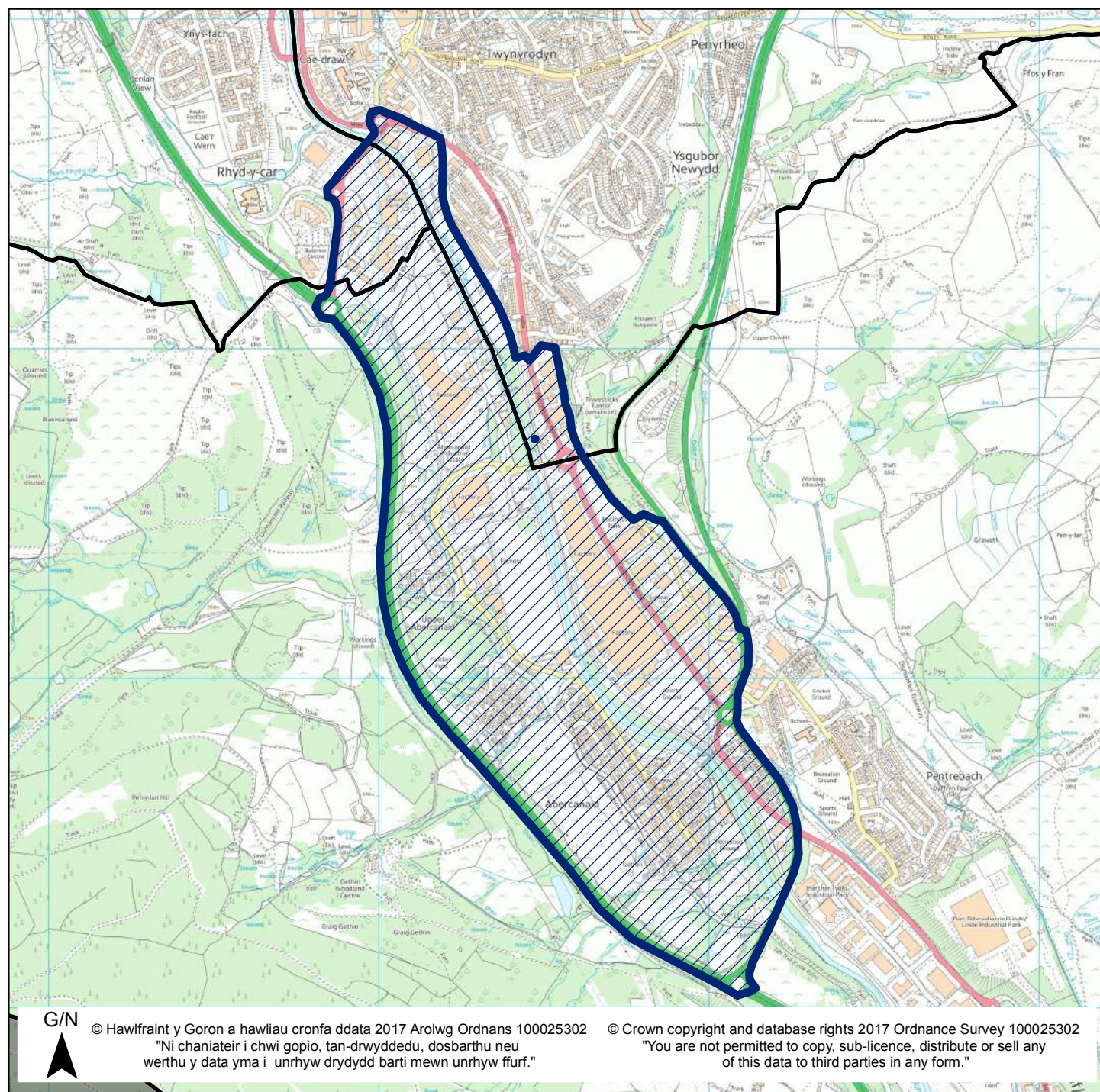
Enw'r Safle / Site Name South Merthyr Tydfil Regeneration Area

Ward / Ward Town/Cyfarthfa/Plymouth

Defnydd Cyfredol / Current Use Mixed

Defnydd Arfaethedig / Proposed Use Regeneration Area

Dwyreiniad / Easting: 305522 Gogleddiad / Northing 204254



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	30	Representor Number:	Multiple candidate sites including from MTCBC Economic Development (252)
Site Address:	South Merthyr Tydfil Regeneration Area Town/Cyfarthfa/Plymouth		
Area (Ha):	171 hectares		
Current Use(s):	Mixed uses, including existing residential and industrial areas.		
Proposed Use(s):	Regeneration Area		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No, the candidate site is in multiple ownerships.	
If not, are all other land owners aware of this submission?		The site covers a large area including existing residential and employment areas. The Hoover Candy Group owns a significant part of the site (approx. 17 hectares) and negotiations are advanced with Welsh Government (Economic Development) to purchase the site for redevelopment during the Replacement Plan period. The remaining land is in various private ownerships.	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Mixture	The majority of the site contains existing development including available brownfield land with a small proportion of greenfield land.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes/No	The majority of site is within the settlement boundary with a small percentage to the south located outside the identified settlement boundary for Merthyr Tydfil. The Hoover Factory site is located between the communities of Pentrebach and Abercanaid.

LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	Pentrebach train station is within the proposed site boundary and there are planned transport improvements as part of the South Wales Metro including a station park and ride and potential future new Metro station. Several bus stops are situated along the A4054 - Merthyr Road (serving routes 78, 79, 81, 82, E79 & S79). A number of Active Travel Routes cross or circumvent the site, including: Active Travel Route 3 (Rhydycar – Aberfan Cemetery (Taff Trail)); Active Travel Route 9 (Tesco Roundabout to Darren Las (Trevithick Trail)); Active Travel Route 13 (Taff Trail to Trevithick Trail Link; Active Travel Route 21 (Pentrebach Station links); Active Travel Proposed Route MT30 (End of Cardiff Street link to Donald Street) and Active Travel Proposed Route MT43 (Hoover Site).
Is the site currently accessible from the existing highway network?	Yes	This includes the A4054, A4060, A4102 and a number of private highways, adopted footways and other classified/unclassified roads. Some local highway improvements may be required.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	Scheduled Ancient Monuments (SAM) are located along the Taff Trail to the north of the site and adjoining the land West of Gethin Street area. A number of listed buildings are also located within the candidate site, for example at Abercanaid. However, these should not unduly restrict future redevelopment proposals.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site lies in the Merthyr Tydfil Landscape of Outstanding Historic Interest. An Assessment of the Significance of Impacts of Development on Historic (ASIDOH) would be required. Consultation with Cadw and a pre-determination of archaeological work such as an initial desk-based assessment (DBA) would be necessary to consider the potential archaeological constraints.
Is the site located within a mineral safeguarding area?	Yes	The candidate site is partly located in a coal safeguarding area where prior extraction and the impact on the wider safeguarded resources would need to be considered.
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are areas containing Tree Preservation Orders however these are not anticipated to unduly restrict future redevelopment proposals. There is an avenue of tree along Merthyr Road. The frontage of the Hoover factory is also of local importance but is not listed.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	A railway line traverses the middle of the site and power lines traverse the Hoover Factory site (running east-west). These have been factored into the Framework masterplan prepared for the Hoover Strategic Regeneration Area.

ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The site includes part of Afon Taf SINC (No.58) and encompasses the Abercanaid Fields SINC (No.20). The Afon Taf SINC habitat meets SINC Criteria for watercourses, which are a UK & Wales BAP Habitat and Section 7 Habitat of Principal Importance for the Conservation of Biological Diversity in Wales under the Environment Wales Act 2016. This habitat is an important regional scale ecological connective habitat. The part of the main river is relatively highly canalised in the site but contains historic records of UK and European Protected Species. Whilst there is not much ecological information on the rest of the site it is reasonably likely that the vast majority of the site has very limited biodiversity value (aside from the SINC/main river corridor) with some potential for protected species using existing structures.
Will the proposal involve the removal of trees with TPO or ancient woodland?	Potentially	See comments above. The Framework Masterplan prepared for the Hoover Strategic Regeneration Area has factored this constraint into the 'providing layouts'. However, the precise impact will depend on the detail of development proposals.
Is there a possibility that the site is contaminated?	Potentially	The site includes a former ironworks, associated heaps of unknown filled ground, the Hoover factory and a former gas works to the north of the Willows Industrial Estate. Some remediation has taken place in the gasworks, with a view to protecting water resources, not human health. A ground conditions surveys will be required.
Is the site affected by any existing planning designations or permissions?	Yes	Parts of the Hoover Strategic Regeneration Area were identified as existing employment sites which have been reviewed as part of the 2018 Employment Land Review. The Dragon Parc site (approx. 8 Ha) contains outline proposals for the residential development of 159 dwellings (application P/17/0144) which is currently under consideration. There is also an unimplemented outline planning consent for residential development at Rhydycar Leisure Village (P/15/0056) for 19 dwellings.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Parts of the site are located within flood zone C2, C1 and B of the NRW Development Advice Map.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	The large site is bisected by the main River Taff and predominantly surrounded by industrial and residential development. There are extensive stands of Japanese Knotweed that extend alongside the River Taff on both banks and long term eradication may not be possible. Parts of the site lies within areas with a high risk of

		coal mining legacy issues and the presence of mine entries which may need remediation work to make safe. A small part of the site to the south east lies within a sand and gravel safeguarding area which would need consideration.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	In addition to the proposed new residential and employment development the Hoover Strategic Regeneration Area proposals would provide new and improved landscaping and open spaces, retail and public transport improvements. A new footbridge over the River Taff from Pentrebach to Abercanaid would be sought from the development proposals. The proposals would also provide additional Community Infrastructure Levy receipts.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	A Framework Master Plan has been prepared to inform the development proposals at the Hoover Strategic Regeneration Area. This demonstrates that a mix of appropriate uses can be accommodated on the site. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. Residential development at the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Significant areas of the site lie in a Development high risk coal area. A coal mining risk assessment would therefore be required. A buffer zone of 10m from main river with enhancement in quality of the Afon Taf SINC, an ecological connective corridor, would need to be considered. Master planning work has identified green infrastructure constraints and opportunities however an Ecological Impact Assessment that considers mitigation, compensation and enhancement would be required as part of detailed development proposals.

SITE SUITABILITY SUMMARY

The candidate site has been suggested as a Regeneration Area in the LDP. The site is located within Merthyr Tydfil and could provide significant new residential and employment development between the communities of Pentrebach and Abercanaid. The candidate site area contains extensive areas of existing development and previously developed land. Various constraints have been identified through the site assessment process. To refine the Hoover Strategic Regeneration Area proposals a high level framework master plan has been prepared which considers the key constraints and development opportunities. This identifies a more focused site boundary based around the Hoover Factory which will provide significant development land. In addition, an Employment Land Review has informed the proposals at the Strategic Regeneration Area. The framework master plan has indicated that the proposed level of growth would be achievable. Whilst further assessments would be required as part of detailed development proposals, the constraints identified should not be insurmountable. Therefore, it is considered that the site could make a significant contribution to future local growth.

STAGE 2 INFRASTRUCTURE ASSESSMENT

SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site has large areas which fall within Zone C2. The flood risk is primarily from the River Taff and Nant Canaid and runs through the centre of the site. The proposal is for mixed uses and could include highly vulnerable development within Zone C2 which should not be permitted. Development proposals should be informed by a Strategic Flood Consequence Assessment and project level Flood Consequence Assessment where necessary. The regeneration area includes Dragon Parc, Hoover factory and The Willows/Abercanaid Industrial Estate. We have recently requested FCAs (and detailed flood risk modelling) for some of these sites. There could be opportunity for this modelling to cover the entire Regeneration Area.	A Strategic Flood Consequence Assessment should inform the Plan. Detailed development proposals will need to be informed by a project level Flood Consequence Assessment where appropriate. This should establish whether the risks and consequences of flooding can be acceptably managed in line with TAN15 criteria.
Power	Western Power Distribution has confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. However, due to the dynamic nature of the local distribution network developers should contact Western Power Distribution to obtain up-to-date and accurate information at the development planning stages. Wales and West Utilities have gas pipes in the area and development may affect the apparatus however no specific objections have been received. Developers should consult with the utilities providers to inform detailed development proposals.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.

Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd wastewater treatment works area. There are no issues with this wastewater treatment works accommodating foul-flows at present. However, due to the scale of the potential developments a hydraulic modelling assessment will be required in order to determine whether any reinforcement/off-site works are required to the existing network.	There are numerous water mains and sewers crossing the site for which protection measures will be required in the form of easement widths or diversions.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Environmental Health	The site is likely to be within guideline assessment criteria for contaminated land. A ground conditions survey would be required that contains random sampling across whole site to consider any necessary mitigation measures. There should be at least 5% area coverage to ensure 95% certainty of hotspot detection plus targeted sampling in the area of the gasworks. There is a railway line within the site and a noise assessment should be carried out for noise sensitive developments.	A ground conditions survey, in consultation with Environmental Health, should be undertaken. A noise assessment will also be required. These should inform detailed development proposals.
Other internal consultees	<p>Extensive stands of Japanese Knotweed extend alongside the River Taff on both banks and long term eradication is unlikely to be achieved. There should be recognition of the presence of this invasive species as a component of the development, but care should be taken to ensure that any disturbance or work in close proximity to this invasive species makes use of all measures available to avoid redistribution.</p> <p>The site includes part of Afon Taf SINC. This habitat is important regional scale ecological connective habitat. The part of the main river running alongside this site is canalised but contains historic records of UK and European Protected Species. Whilst there is limited ecological information on the rest of the site it is likely that the majority of the site has very limited biodiversity value (aside from the SINC/main river corridor) with some potential for protected species using existing structures. There is a high likelihood of insignificant ecological impact after mitigation, compensation and enhancement.</p>	<p>A Japanese Knotweed Survey and strategy will be required.</p> <p>An Ecological Impact Assessment including mitigation, compensation and enhancement will be required. A buffer zone of 10m from main river is likely to be appropriate.</p>
OVERALL CONCLUSION AND NEXT STEPS	The candidate site covers a large area which includes existing communities and undeveloped land. To refine the Hoover Strategic Regeneration Area proposals a high level framework masterplan has been prepared which considers the key constraints and development opportunities. This identifies a more focused site boundary based around the Hoover Factory which will provide significant development land during the Plan period. Consequently, the allocation or designation of the whole candidate site has not	

	<p>been recommended however, a more refined Hoover Strategic Regeneration Area boundary has been included in the Deposit Plan.</p> <p>A number of constraints have been identified due to the former industrial uses in the area, however the assessment has not identified constraints that would be insurmountable to the wider regeneration of the site. The area contains significant development sites that are will come forward for development during the Replacement Plan period. The Hoover Strategic Regeneration Area proposals have been informed by a Framework Masterplan (June 2018) which demonstrates the level of growth proposed is achievable. This has identified the potential for 440 dwellings at the Hoover Factory, 5 hectares of employment land at Abercanaid and 1.5 hectares of employment land at the former Hoover Factory car park. There is also potential for small local convenience retail unit of 409 sqm. The development proposals here would also maximise the benefits of public transport improvements planned under the South Wales Metro. This includes service frequency and station improvements, the provision of a new park and ride site and a potential new station to the north of the site. Further redevelopment opportunity sites are located at Dragon Parc, the Lowes and land West of Gethin street sites however these sites are located flood zone C2 areas and development here would be subject to flood mitigation work and detailed Flood Consequence Assessments.</p> <p>The Hoover Strategic Regeneration Area is therefore considered to provide realistic allocation within the Replacement LDP that would make a significant contribution to future local growth. Development at the Hoover Strategic Regeneration Area would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing significant housing and employment growth within the Primary Growth Area. The Strategic Regeneration Area, containing residential, employment, retail, open space and transport improvements, is therefore recommended for allocation within the Deposit Plan.</p>
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Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 31 Pwynt Cyfeirnod / Ref Point 3.31 Maint y Safle (Ha) / Site Size (Ha) 0.55

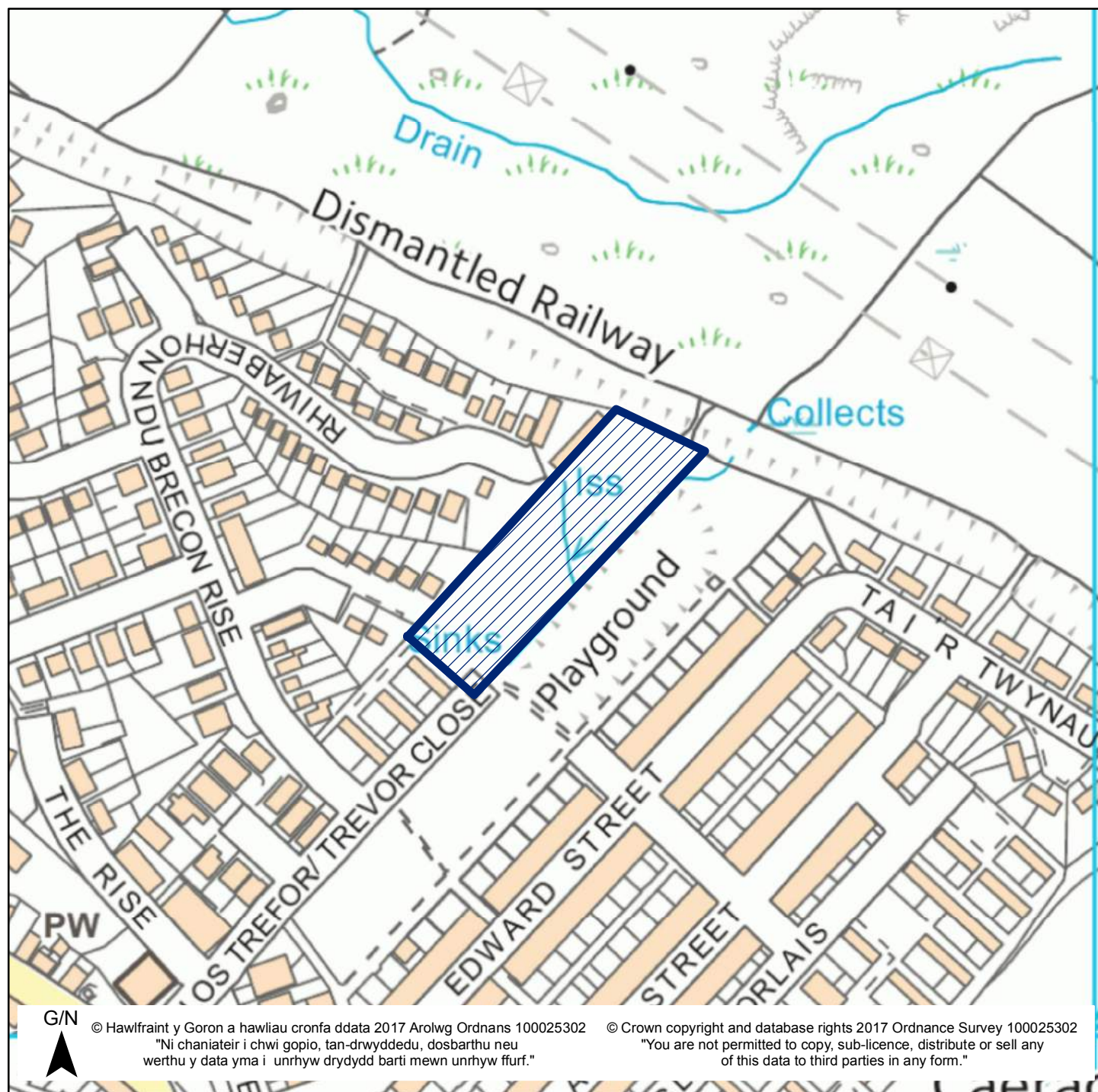
Enw'r Safle / Site Name Land adjacent to Trevor Close, Pant

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 306765 Gogleddiad / Northing 209212



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	31	Representor Number:	190
Site Address:	Land adjacent to Trevor Close, Pant		
Area (Ha):	0.55		
Current Use(s):	Vacant land		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (Kevin Jones)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	The site is undeveloped peripheral green space.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the settlement of Pant.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance to the local school, shops and services, and bus stops in Pant.

Is the site currently accessible from the existing highway network?	Yes	<p>The site is accessible from the adopted highways of Trevor Close and Brecon Rise.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.</p> <p>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	GTAA have advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA030 area where there is evidence of a disused railway line.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The site contains an open watercourse through the centre of the site and there may be issues with culverting the water course.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The site is within 25 metres of the Blaenmorlais SINC however this is not anticipated to be insurmountable.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site is a former quarry. It has been infilled with unknown material. A ground investigation will be required including random sampling across whole site should be undertaken. At least 5% area coverage to ensure 95% certainty of hotspot detection.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP as part of Housing Site H12 under Policy AS1 and has recent planning history.

		<p>P/06/0049 – Outline residential development- expired</p> <p>P/07/0445 – erection of 28 dwellings and highway works - expired</p> <p>P/16/0077 – erection of 23 dwellings and highway works – being determined</p>
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site is accessible, however, it is sloping and may require levelling works. The site contains an open watercourse through its middle.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)		No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?		<p>The site is located directly adjacent to a 'priority open space'.</p> <p>The site is known to contain stands of Japanese Knotweed which in association with the existing watercourse may prove difficult to manage out.</p>

SITE APPRAISAL SUMMARY
The site is an undeveloped green-space where historic quarrying and tipping has taken place and is somewhat sloping. The site is accessible from an adopted highway and adjoins an existing settlement. Development of the site would provide a logical small scale extension of the settlement. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers at part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located within the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	The site is traversed by a 4" and 160mm distribution water main for which protection measures will be required in the form of easement widths or diversions.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A

Highways (including drainage)	<p>The site is accessible from the adopted highways of Trevor Close & Brecon Rise.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.</p> <p>Existing land drainage/watercourse needs to be accounted for, culverted, sized etc. Permission is required, independent of Planning Approval.</p>	<p>A Road Safety Audit (RSA) / Transport Assessment would be required.</p> <p>Consideration of sustainable drainage systems would also be required.</p> <p>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</p>
Environmental Health	No comment.	N/A
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan, however it will be included as part of a larger allocation.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 32 Pwynt Cyfeirnod / Ref Point 3.32 Maint y Safle (Ha) / Site Size (Ha) 0.29

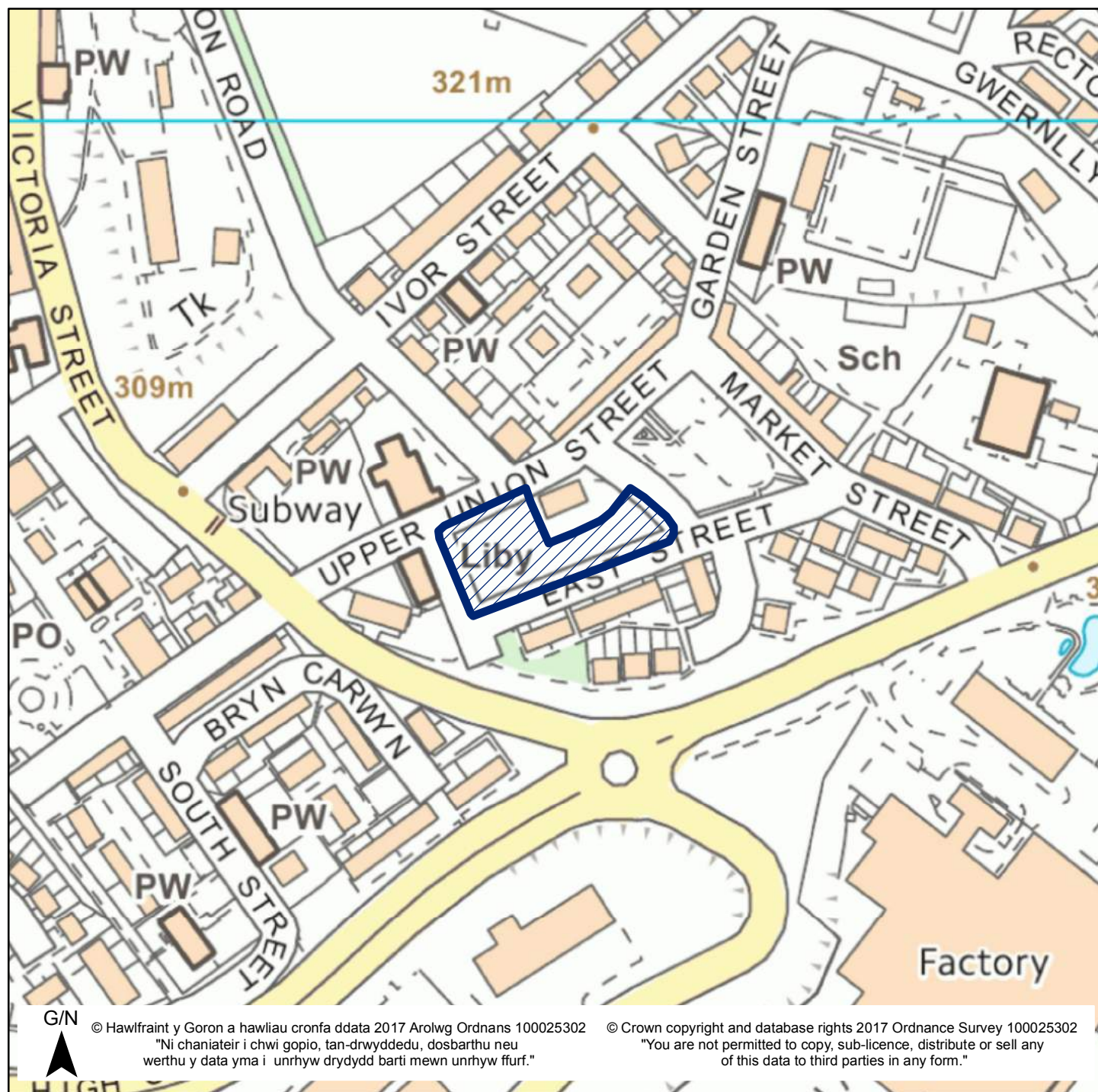
Enw'r Safle / Site Name East Street, Dowlais

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 306705 Gogleddiad / Northing 207815



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	32	Representor Number:	150
Site Address:	East Street, Dowlais		
Area (Ha):	0.29		
Current Use(s):	Vacant land/amenity land (historically densely developed housing)		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (MTHA)	
If not, are all other land owners aware of this submission?		Yes (MTCBC Estates)	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	The site is currently amenity space with a hard-surfaced footpath, but has historically contained housing.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the settlement of Dowlais.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The settlement is within walking distance of the schools, shops, bus stops and other local services of Dowlais.

Is the site currently accessible from the existing highway network?	Yes	<p>The site is accessible from the adopted highways of Upper Union St, Commercial St, Church St and East St.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. Acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	<p>The Listed Buildings of Dowlais Library & St Johns Church are in close proximity to the site.</p> <p>GGAT have advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA007 area where there is evidence of workers housing associated with Dowlais works. A Desk Based Assessment for Archaeology would be required which sets out how archaeology on the site will be considered.</p>
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is within the Merthyr Tydfil landscape of outstanding historic interest and the Dowlais Conservation Area.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are a small number of mature tree on site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	No clear ecological connectivity issues or proximate historic biodiversity records.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	No	N/A
Is the site affected by any existing planning designations or permissions?	No	P/08/0214 – A previous application for the erection of 2 semi-detached dwellings & 5 detached dwellings was approved with conditions on 05/06/09, but was not implemented.

PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site is uneven and sloping in places (the site slopes north to south), and levelling works may be required.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Japanese Knotweed is known to be present on the site, which may prove an impediment to development.
SITE APPRAISAL SUMMARY		
The site is within the settlement of Dowlais, is bounded by adopted highways and has previously been granted permission for smaller scale residential development. The site is within the Dowlais Conservation area and in close proximity to 2 Listed Buildings. The site is accessible from an adopted highway and adjoins an existing settlement. Development of the site would provide a logical small scale extension of the settlement. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	<p>Wales & West Utilities has gas pipes in the area. The apparatus may be affected and at risk during construction works. A low pressure gas pipe runs under the east end of the site.</p> <p>WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.</p>	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	<p>The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site.</p> <p>There are no issues in providing this site with a water supply.</p>	The site is traversed by a 6" foul sewer for which protection measures will be required in the form of an easement width or diversion.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>The site is accessible from the adopted highways of Upper Union St, Commercial St, Church St and East St. The Council's highway engineers have advised that acceptable existing highway access available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p> <p>A desk-based ground stability study would be advised.</p>	A ground stability study would be advised.
Environmental Health	No comment	N/A
Other internal consultees	No additional comments received.	N/A

OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>
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Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 33 Pwynt Cyfeirnod / Ref Point 3.33 Maint y Safle (Ha) / Site Size (Ha) 16.98

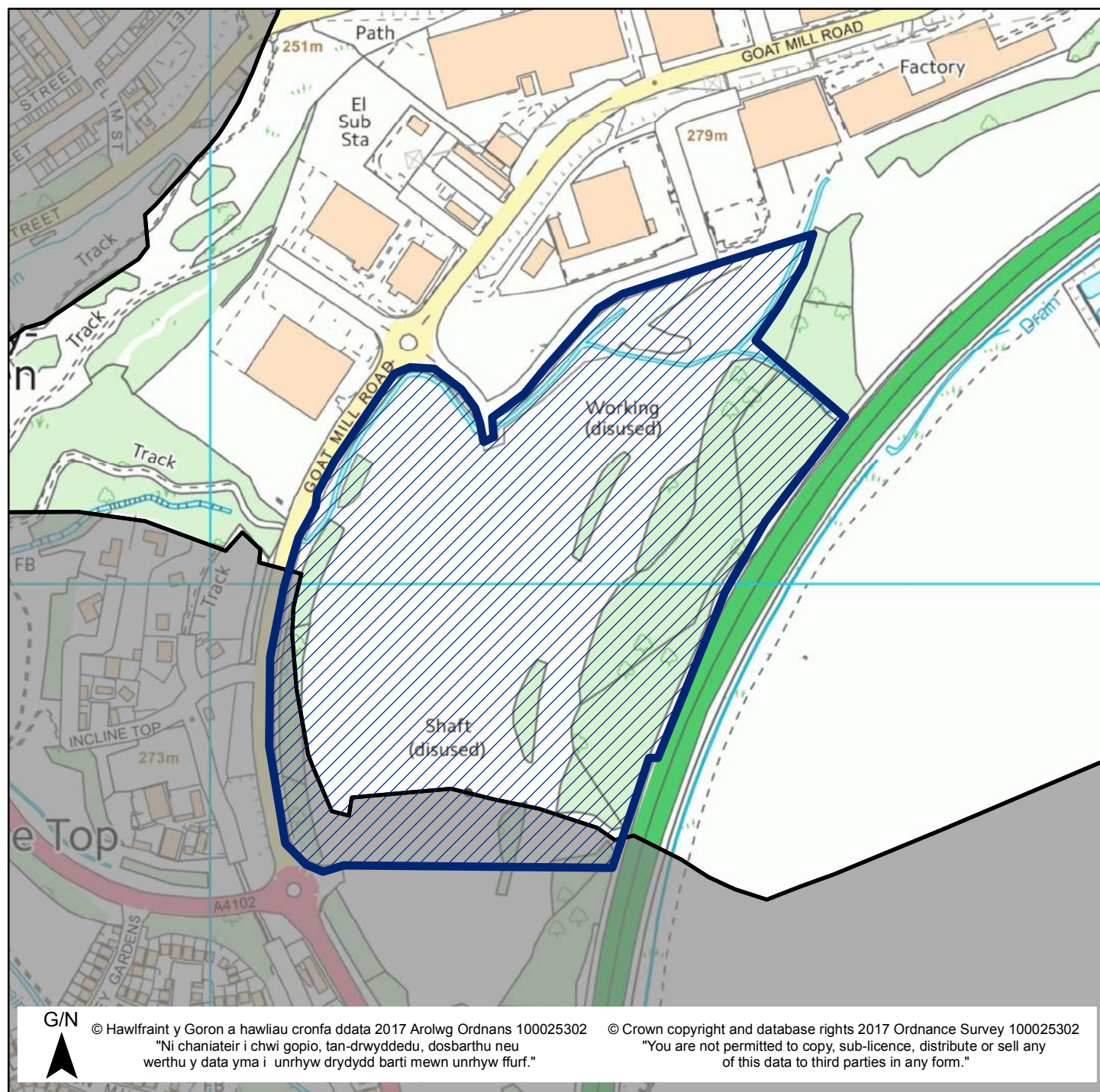
Enw'r Safle / Site Name Goat Mill Road (Industrial)

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Industrial/Employment

Dwyreiniad / Easting: 306278 Gogleddiad / Northing 207001



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	33	Representor Number:	253
Site Address:	Goat Mill Road (Industrial)		
Area (Ha):	16.98		
Current Use(s):	Vacant land		
Proposed Use(s):	Industrial/Employment		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	The site is a reclaimed open cast plateau.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the existing settlement boundary and is within the Goatmill Road industrial area. It is close to the settlement areas of Dowlais and Twynyrodyn within Merthyr Tydfil.

LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	No	Local services and public transport are not easily accessible from the site due to the edge of settlement location however bus stops are available in Dowlais and Twynyrodyn.
Is the site currently accessible from the existing highway network?	Yes	The site is accessible from the adopted highway of Goatmill Road, including from two roundabouts. The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from two existing roundabouts on Goat Mill Road. A Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	GGAT have advised that the site lies within the Historic Landscape HLCA078 area, where there is evidence of the Dowlais Great Tip; industrial extractive landscape, water management; reservoirs, railways and historic farms all shown on historic OS mapping, tipping over extraction areas, buried landscape. An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) and a Desk Based Assessment would be required. CADW should also be consulted.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are a large number of trees on site, particularly along its east and west edges.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The site is adjacent to a major highway (A4060 trunk road), and in close proximity to an active opencast mine
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	Historic Great Crested Newt records on site predate the reclamation of the site and the species is not present in this location any longer. An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
Will the proposal involve the removal of trees with TPO	No	N/A

or ancient woodland?		
Is there a possibility that the site is contaminated?	Yes	The site is part of the East Merthyr reclamation area. Some of the area has been remediated by the opencast mining. Although this will reduce hydrocarbons it will not address all contaminants. Random sampling proportionate to commercial use.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP as a New Business/Employment Site (Policies BW14 & AS14), Business/Employment Site to be Protected (Policy AS24), and as an Area of Search for Waste Management Facility (Policy AS7).
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Small parts of the site are in areas of Low, Medium and High susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site has significant vegetation on its east and west edges. There is a steep embankment on the site's east edge, extending up to the adjacent A4060 trunk road.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Given the size and proposed use of the site, it has the potential to accommodate new commercial or community facilities where these are ancillary and complementary.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	The site has however been reviewed as part of the Council's Employment Land Review (June 2018) and has been found suitable as an employment site allocation.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A

SITE APPRAISAL SUMMARY		
The site is accessible, via 2 roundabouts, from the Goatmill Road adopted highway. It has trees and vegetation on its western edge and a steep embankment on its east edge which also contains mature trees and vegetation. The site is adjacent to a trunk road and in close proximity to a nearby opencast mining site however there is unlikely to be any conflict with the development of the site. There are no insurmountable constraints identified and development of the site could contribute towards the Plan's employment land supply. Waste processing uses could also be acceptable in principle here.		
STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is partly located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area.	N/A
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>The site is accessible from the adopted highway of Goatmill Road, including from two roundabouts.</p> <p>Existing highway access available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a comprehensive Transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal. Proposal are considered to be acceptable in principle.</p> <p>A stepped watercourse feeds into the site.</p>	<p>A Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.</p> <p>A Ground Investigation Report will be required, including a contamination survey, due to various past activities</p>

		on site.
Environmental Health	The site is within the 55-59.9dB boundary of the A4060. Road noise is unlikely to affect commercial land uses. Air quality in the area is not known. If commercial processes mean employees will spend in excess of 1 hour outside it should be considered.	Environmental noise will need to be considered in accordance with the environmental protection and design policies of the Plan.
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. However, this site will be included in a larger allocation (see Site 110 in the Site Assessment background paper).	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 34 Pwynt Cyfeirnod / Ref Point 3.34 Maint y Safle (Ha) / Site Size (Ha) 0.45

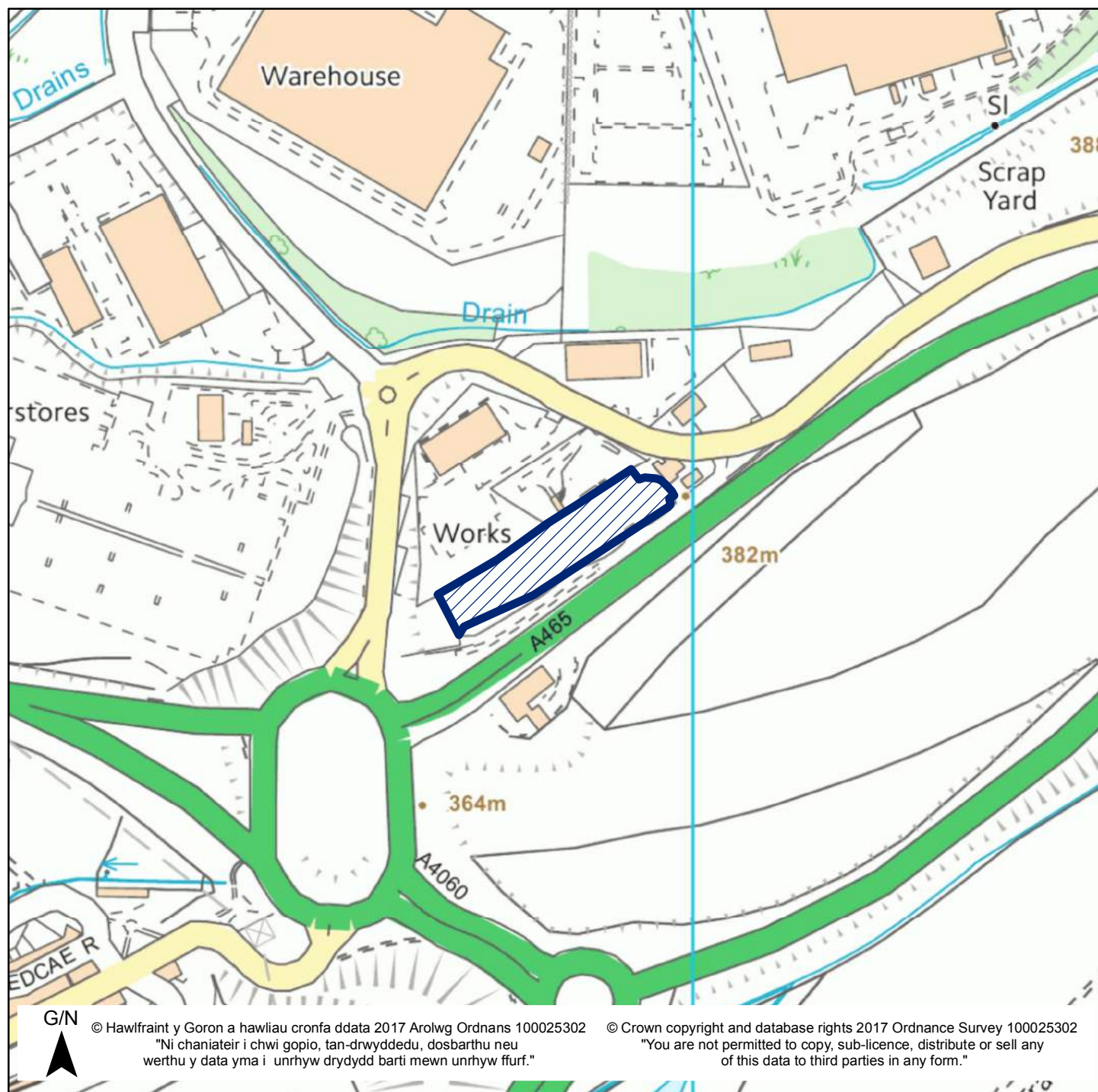
Enw'r Safle / Site Name Former Dowlais MUE Sub Depot

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Council Bin Storage

Defnydd Arfaethedig / Proposed Use Employment

Dwyreiniad / Easting: 307918 Gogleddiad / Northing 208403



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	34	Representor Number:	253
Site Address:	Former Dowlais MUE Sub Depot		
Area (Ha):	0.45		
Current Use(s):	Council Depot		
Proposed Use(s):	Employment		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	The site is a former local authority waste processing depot.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the existing settlement boundary and within the Pengarnddu commercial area. The site is within walking distance of the settlement of Dowlais.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	No	The site is in close proximity to the commercial offering and bus stop at Pengarnddu. It is adjacent to an Active Travel route (Heads of the Valleys cycle route).

Is the site currently accessible from the existing highway network?	Yes	<p>The site is accessible from the private highway of Pengarnddu Industrial Estate.</p> <p>The Council's Engineers have advised that the existing highway access available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a comprehensive Transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	<p>Site is located in the Merthyr Tydfil landscape of outstanding historic interest.</p> <p>GGAT have advised that the site lies within the Historic Landscape HLCA047 Dowlais Top, where is the site of Dowlais Top Railway Station. There is evidence of lines and platforms, and the early use of a jet powered snow plough.</p>
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	N/A
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The site is adjacent to a major highway (A465 trunk road) and is in close proximity to the industrial and commercial uses at Pengarnddu.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	N/A
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	NRW have advised that the site is potentially contaminated. The site is part of the Pengarnddu industrial area. It includes former railway land including the Dowlais top station. Following mining activities, it contains unknown filled ground. Random sampling should be undertaken across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection. As well as Targeted sampling where necessary as indicated by Phase 1 investigation.
Is the site affected by any existing planning designations	No	N/A

or permissions?		
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	No	N/A
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	The Heads Of the Valleys Cycle route provides an important east west route across the heads of the Valleys. The route is an open space and every attempt should be made to protect and enhance the environment through which it passes to ensure that it continues to be used. The site would also provide CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	The site has been reviewed as part of the Council’s Employment Land Review. Whilst continued industrial use of the site would be appropriate there is sufficient employment land supply in the area.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A
SITE APPRAISAL SUMMARY		
The site is former Local Authority depot, and is flat and accessible from the highway. It is adjacent to the A465 trunk road and in close proximity to Pengarnddu Commercial/Industrial Estate. The site has been marketed and is attracting interest. There may be abnormal costs for any development, however, due to waste and contamination on site which will need further investigation. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	<p>WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.</p> <p>Where sites are situated on top or in close proximity to existing WPD assets it is likely that physical diversions or protection measures will be required and this should be included within the scheme costs and timescales.</p>	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	<p>The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site.</p> <p>There are no issues in providing this site with a water supply.</p>	N/A
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	Category 2 - Existing highway access available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a comprehensive Transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal. Proposals are considered to be acceptable in principle.	N/A
Environmental Health	The site is within the 55-69.9dB boundary of the A465. Road noise is unlikely to affect commercial land uses. Air quality in the area is not known. If commercial processes mean	Environmental noise will need to be considered in accordance with the

	employees will spend in excess of 1 hour outside it should be considered.	environmental protection and design policies of the Plan.
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site for employment uses. Future development proposals could be considered against LDP policies that would favour the retention of employment uses. The Employment Land Review has identified sufficient employment land supply and therefore allocation of the site is not considered necessary.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 35 Pwynt Cyfeirnod / Ref Point 3.35 Maint y Safle (Ha) / Site Size (Ha) 1.15

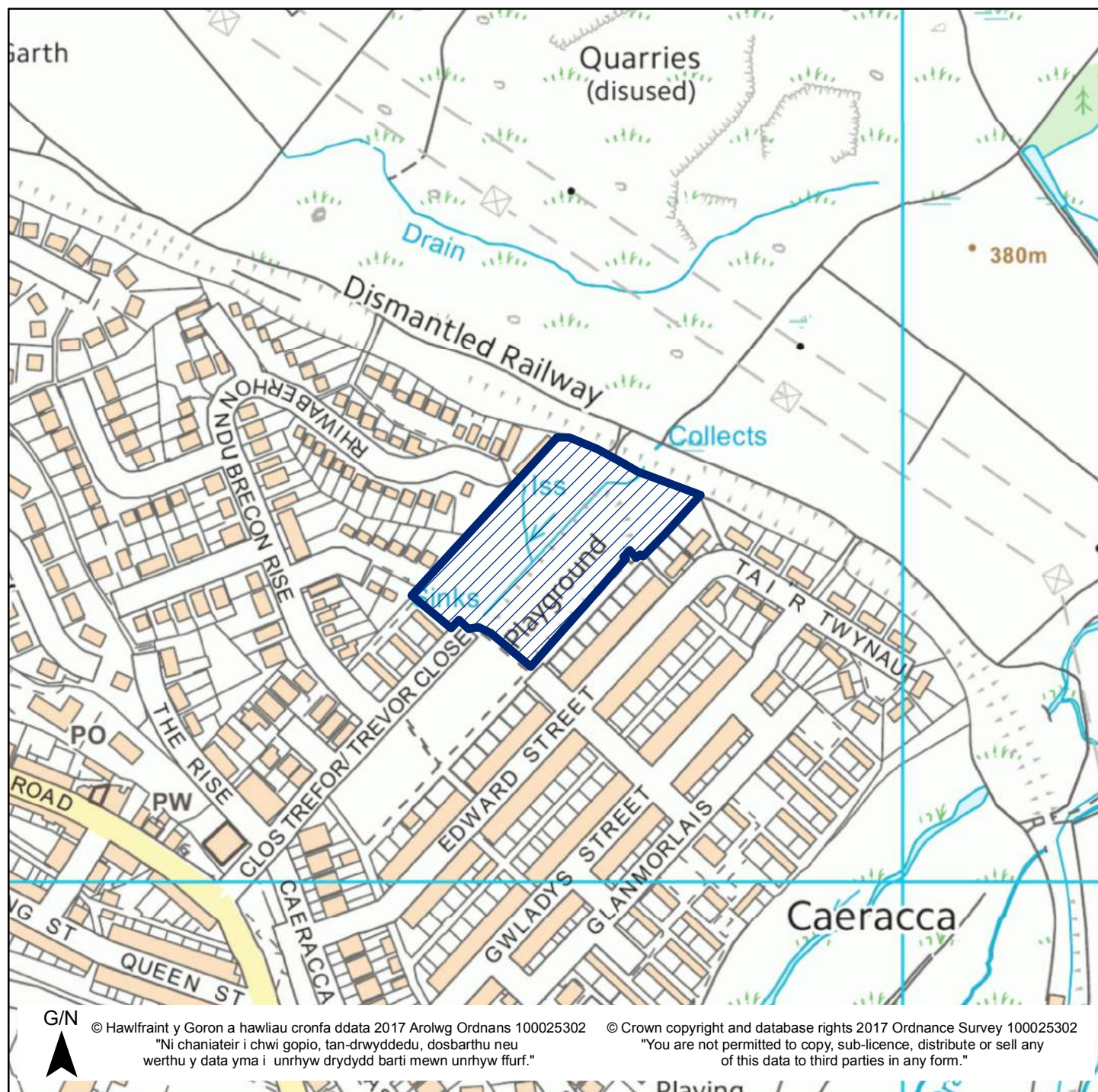
Enw'r Safle / Site Name Trevor Close, Pant

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 306787 Gogleddiad / Northing 209204



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	35	Representor Number:	253
Site Address:	Trevor Close, Pant		
Area (Ha):	1.15		
Current Use(s):	Vacant land		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?	No		
If not, are all other land owners aware of this submission?	Yes (Kevin Jones)		

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	The site is undeveloped peripheral green space.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the settlement of Pant.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance to the local school, shops and services, and bus stops in Pant.

Is the site currently accessible from the existing highway network?	Yes	<p>The site is accessible from the adopted highways of Trevor Close and Brecon Rise.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.</p> <p>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	GGAT have advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA030 area where there is evidence of a disused railway line.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The site contains an open watercourse through the centre of the site and culverting this may cause issues.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The site is within 25m of the Blaenmorlais SINC however this is not anticipated to be an significant constraint.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site is a former quarry. It has been infilled with unknown material. A ground conditions survey will be required including random sampling across whole site and at least 5% area coverage to ensure 95% certainty of hotspot detection.
Is the site affected by any existing planning designations or permissions?	Yes	The site is partially allocated in the existing LDP as part of Housing Site H12 under Policy AS1 and the site has recent planning history.

		<p>P/06/0049 – Outline residential development- expired (covers approximately half of the site)</p> <p>P/07/0445 – erection of 28 dwellings & highway works - expired (covers approximately half of the site)</p> <p>P/16/0077 – erection of 23 dwellings & highway works – being determined</p>
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site is accessible, however, it is sloping and may require levelling works. The site contains an open watercourse through the centre of the site.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	<p>The site is located directly adjacent to a 'Priority open space'.</p> <p>The site is known to contain stand of Japanese Knotweed which in association with the existing watercourse may prove difficult to manage out.</p>

SITE APPRAISAL SUMMARY
The site is an undeveloped green-space where historic quarrying and tipping has taken place and is somewhat sloping. The site is accessible from an adopted highway and adjoins an existing settlement. Development of the site would provide a logical small scale extension of the settlement. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The Open Spaces Strategy indicates that one candidate site (Site 35) is located directly adjacent to a 'Priority open space'	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers at part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located within the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	The site is traversed by a 4" and 160mm distribution water main for which protection measures will be required in the form of easement widths or diversions.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	The site is accessible from the adopted highways of Trevor Close & Brecon Rise. The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to	A Road Safety Audit (RSA) / Transport Assessment would be required. Consideration of sustainable drainage

	<p>bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.</p> <p>Existing land drainage/watercourse needs to be accounted for, culverted, sized etc. Permission is required, independent of Planning Approval.</p>	<p>systems would also be required.</p> <p>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</p>
Environmental Health	No comment.	N/A
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan, however it will be included as part of a larger allocation.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 36 Pwynt Cyfeirnod / Ref Point 3.36 Maint y Safle (Ha) / Site Size (Ha) 18.85

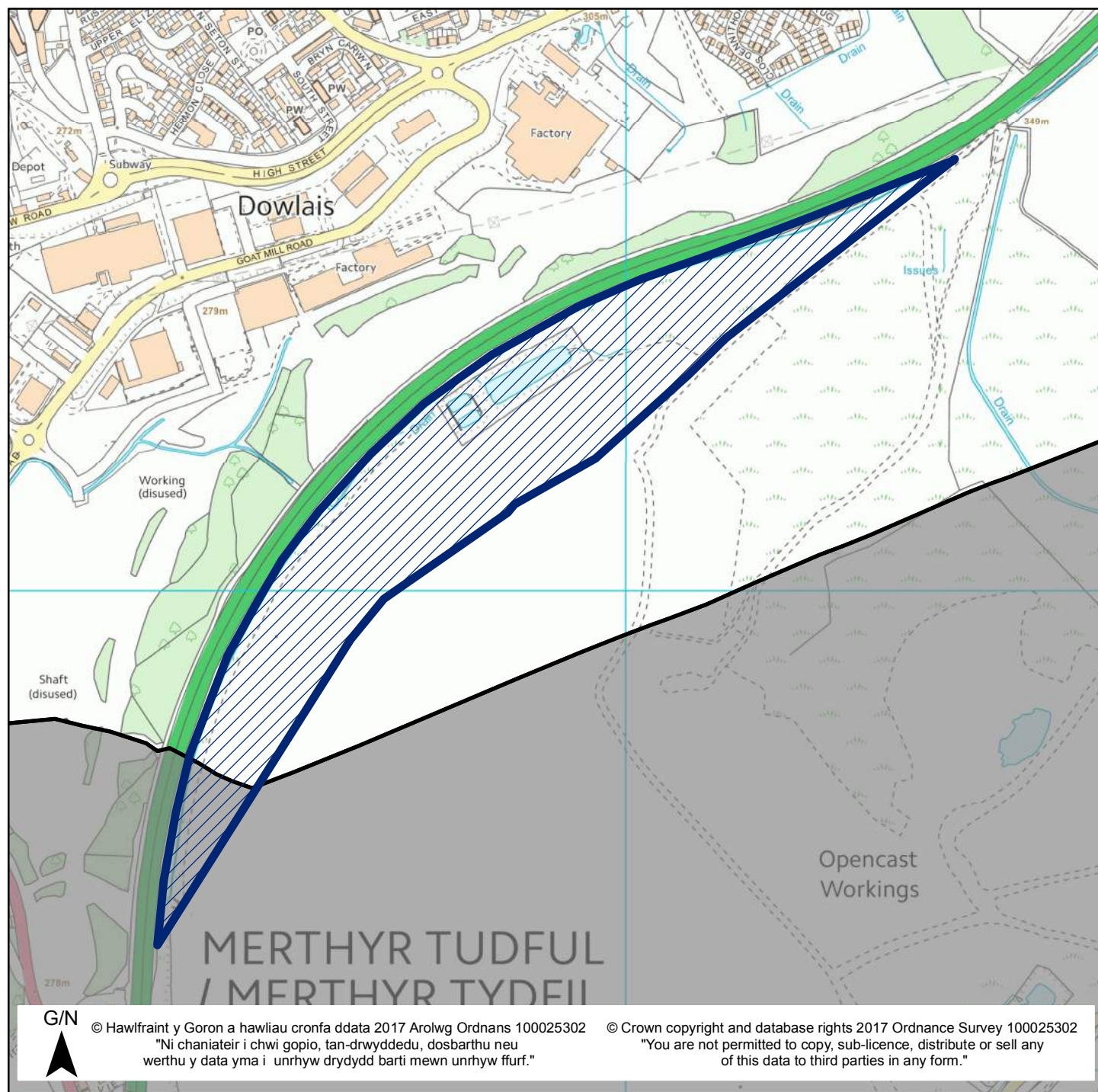
Enw'r Safle / Site Name Land east of A4060 at Ffos Y Fran

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Open cast mining

Defnydd Arfaethedig / Proposed Use Employment

Dwyreiniad / Easting: 306785 Gogleddiad / Northing 207138



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	36	Representor Number:	253
Site Address:	Land east of A4060 at Ffos y Fran		
Area (Ha):	18.85		
Current Use(s):	Open cast mine		
Proposed Use(s):	Employment		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	The site is part of an active opencast mine. The land is now being reclaimed.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes/No	The site is partly (approx. 50%) within the existing settlement boundary due to a previous employment site allocation. The site is separated from the nearest settlements by the A4060 trunk road.

LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	No	The site is separated from the nearest settlements, services and bus stops by the A4060 trunk road.
Is the site currently accessible from the existing highway network?	No	The site is adjacent to the A4060 trunk road and a slip road would be required for access. Welsh Government permission would be required for this. The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however, this does not represent an insurmountable constraint. A Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	GGAT have advised that the site lies within the Historic Landscape HLCA078 Dowlais Great Tip, where there is evidence of industrial extractive landscape, water management; engine houses, shafts and pits on historic OS mapping. An ASIDOHL would be required which sets out how archaeology on the site will be considered. CADW should be consulted.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	Yes	Shallow coal resources are currently being extracted and the site is being restored.
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	N/A
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The site is adjacent to a major highway (A4060 trunk road), is in close proximity to Trecatti landfill site, & is part of the site of an active opencast mine
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	European protected species have been identified near to the site and this will need to be considered as part of an Ecological Impact Assessment.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site is potentially contaminated & landfilled (NRW). The site is part of the East

		Merthyr reclamation area. Some of the area has been remediated by the opencast mining. Although this will reduce hydrocarbons it will not address all contaminants. Random sampling proportionate to commercial use should be undertaken.
Is the site affected by any existing planning designations or permissions?	Yes	The site is partly allocated in the existing LDP (approx. 50%) within a New Business/Employment Site (Policies BW14 & AS14), a Business/Employment Site to be Protected (Policy AS24), an Area of Search for Waste Management Facility (Policy AS7), and a Mineral buffer zone (Policy TB9).
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Parts of the site are in area of Low, Medium & High susceptibility to surface flood water areas.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	<p>There is no existing highway access to the site from and a new access road would be required road from the adjacent trunk road. Land restoration is anticipated to provide level land to be able to achieve this.</p> <p>An assessment of landscape/visual value is required to help inform a landscape strategy framework. A landscape management strategy is also required to accommodate access and some recreational uses to the wider reclaimed landscape from this space.</p> <p>The site is part of an active opencast mining site and restoration would provide development plateaus.</p>
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Given the size and proposed use of the site, it has the potential to accommodate community facilities. However, it is not particularly accessible.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	The site has been reviewed as part of the Council's Employment Land Review. There has been market interest from a number of potential users. Delivery of the site will need to look at ways forward in terms of providing the site services and infrastructure that will allow a viable scheme to be delivered. The site would also be potentially suitable for waste management facilities.
Is the site subject to any other key constraints that might	N/A	N/A

affect the developable area or wider deliverability of the site?		
SITE APPRAISAL SUMMARY		
The site is part of an active opencast mining site and is currently being restored. The site is anticipated to become available from 2024 and has been reviewed as part of the Council's Employment Land Review. Whilst gaining highway access would be the key constraint to developing the site it is possible that a large single user could bring forward and develop the site.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	Although there would appear to be no issues in providing a clean water supply to this proposed development site, the particular end use would determine the specific requirements.	A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water supply and sewerage networks in order to accommodate the site.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including	The site is adjacent to the A4060 trunk road, but a slip road would be required for access,	A Transport Assessment or Road

drainage)	<p>WG permission required.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however, this does not represent an insurmountable constraint.</p>	<p>Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.</p> <p>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</p>
Environmental Health	The site is within the 55-64.9dB boundary of the A4060. Road noise is unlikely to affect commercial land uses. Air quality in the area is not known. If commercial processes mean employees will spend in excess of 1 hour outside it should be considered.	Environmental noise will need to be considered in accordance with the environmental protection and design policies of the Plan.
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	<p>The site provides a sizable employment development opportunity, which is large enough to meet a range of needs. The Employment Land Review 2018 identified market interest from a range of potential users and considered that the site represents a logical employment land allocation. Therefore, the site is recommended for allocation within the replacement LDP.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 37 Pwynt Cyfeirnod / Ref Point 3.37 Maint y Safle (Ha) / Site Size (Ha) 2.03

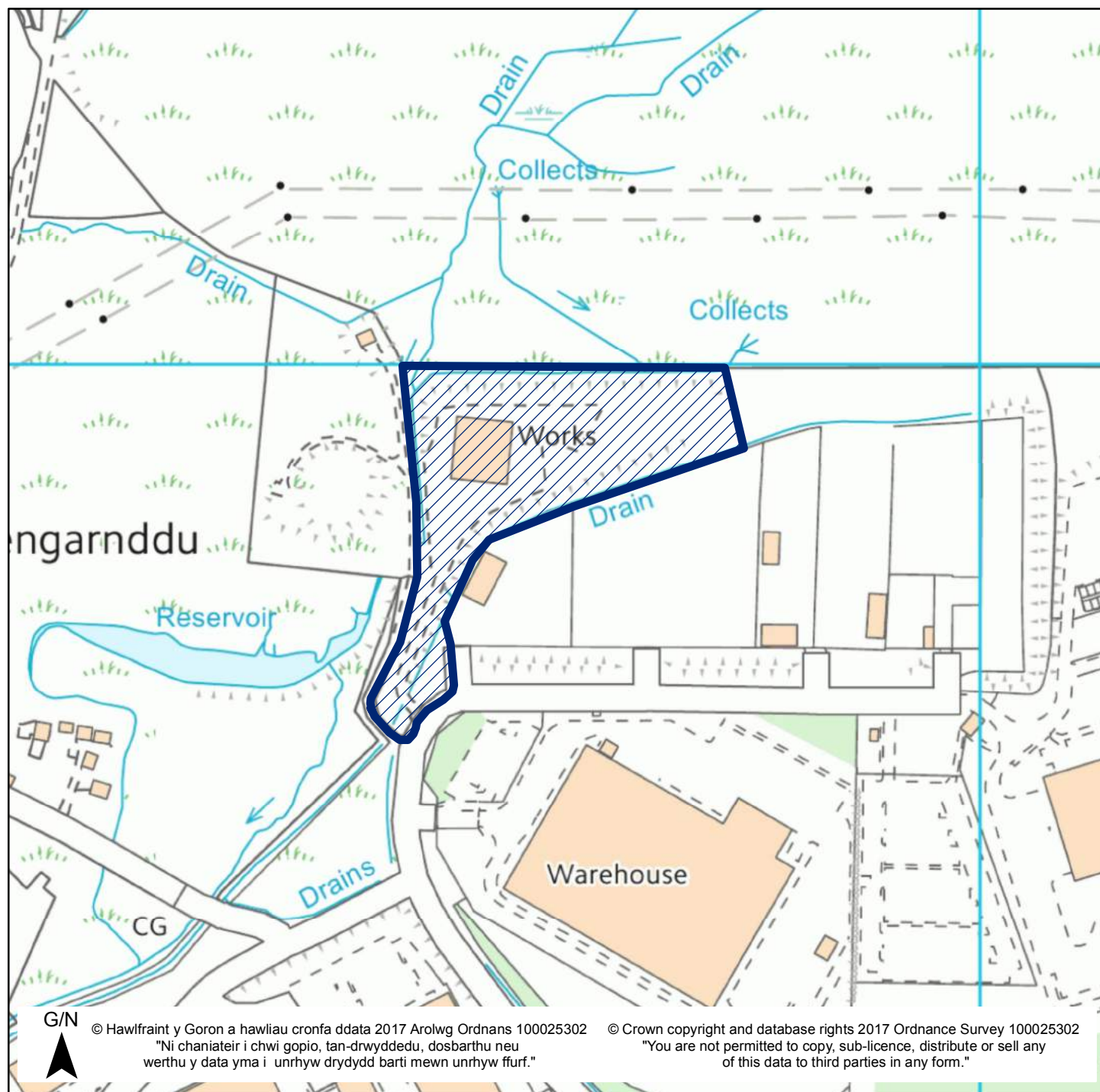
Enw'r Safle / Site Name Pengarnddu

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Industrial

Defnydd Arfaethedig / Proposed Use Employment

Dwyreiniad / Easting: 307727 Gogleddiad / Northing 208932



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	37	Representor Number:	253
Site Address:	Pengarnddu		
Area (Ha):	2.03		
Current Use(s):	Industrial		
Proposed Use(s):	Employment		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	The site has, until recently, contained an industrial recycling use.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the existing settlement boundary for Merthyr Tydfil and within the Pengarnddu industrial area.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	No	The site is in close proximity to the industrial and commercial areas at Pengarnddu including bus services.

Is the site currently accessible from the existing highway network?	Yes	The site is accessible from the adopted highway of Pengarnddu Industrial Estate. The Council's Engineers have advised that there is acceptable existing highway access available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	GGAT have advised that the site lies within the Historic Landscape HLCA041, where there is evidence of edge of quarries, and extensive views over historic landscape. An ASIDOHL would be required, along with a Desk Based assessment which sets out how archaeology on the site will be considered. CADW should be consulted.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	A small part of the site is within a Sandstone Safeguarding Area, however this small area is outside the boundary of the employment site & would therefore not be allocated.
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	N/A
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The site is adjacent to the industrial & commercial uses at Pengarnddu.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The site is adjacent to the Blaenmorlais & Merthyr Common North SINCS. There are records of European Protected Species near site.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site is the location of a heap of unknown filled ground and the site has been used for waste transfer. A ground investigation study would be required including random sampling proportionate to commercial use should be undertaken.
Is the site affected by any existing planning designations or permissions?	Yes	The site is identified as an existing Employment Site under Policy AS24 and is an Area of Search for Waste Management Facilities under Policy AS7.

PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Small parts of the site are in areas of Low, Medium and High susceptibility to surface flood water areas.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site is within a development high risk area in terms of coal mining and a coal mining risk assessment would therefore be required.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	The site has been reviewed as part of the Council’s Employment Land Review which has found that allocation of the site is not necessary given it is located within an existing employment site and as there is sufficient employment land supply in the area.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A
SITE APPRAISAL SUMMARY		
The site contains a former industrial use and is located within the existing Pengarnddu industrial estate. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable if development were to take place.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is partly located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site.	N/A
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	The Council's Engineers have advised that there is acceptable existing highway access available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.	N/A
Environmental Health	The site is the location of a heap of unknown filled ground. It has been used for waste transfer.	Random sampling proportionate to commercial use should be undertaken.
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site is located within an existing area of employment where employment uses would be protected under LDP policies. The Employment Land Review has found there is sufficient employment land within the area and the specific allocation of the site is not considered necessary. Development proposals for employment use could however be assessed under the policies of the Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 38 Pwynt Cyfeirnod / Ref Point 3.38 Maint y Safle (Ha) / Site Size (Ha) 0.74

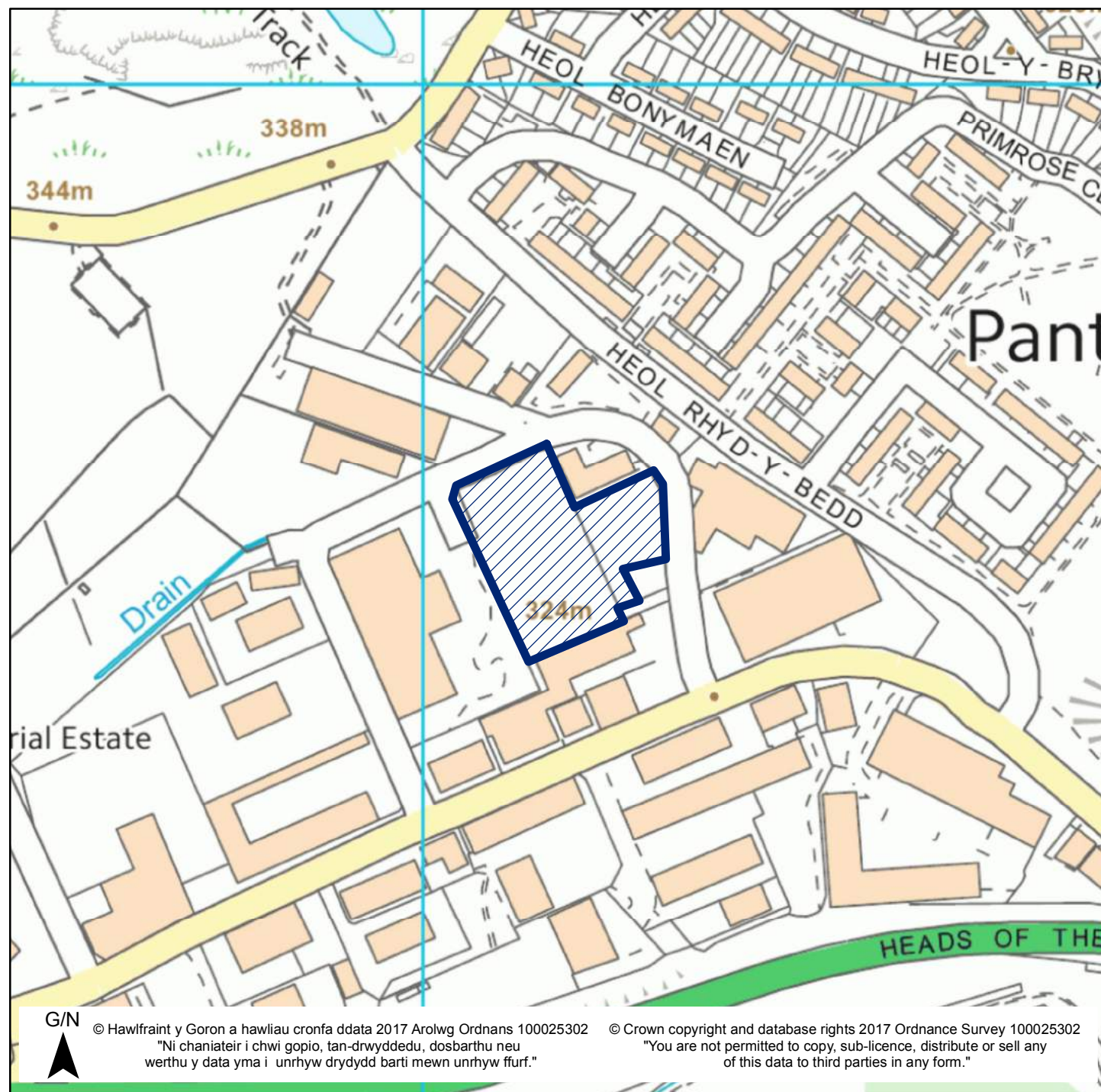
Enw'r Safle / Site Name Land at Pant Industrial Estate

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Industrial

Dwyreiniad / Easting: 306071 Gogleddiad / Northing 208759



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	38	Representor Number:	253
Site Address:	Land at Pant Industrial Estate		
Area (Ha):	0.74		
Current Use(s):	Vacant land		
Proposed Use(s):	Industrial		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	The site is vacant but has historically contained an industrial uses.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the existing settlement boundary and within Pant Industrial Estate.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the local services, school and bus stops in Pant.

Is the site currently accessible from the existing highway network?	Yes	The site is accessible from the adopted highway of Pant Industrial Estate. The Council's Engineers have advised that there is acceptable existing highway access available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	N/A
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The site is located within Pant Industrial Estate.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	N/A
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site is within the location of the former ICI chemical works. It is in the location of a number of storage tanks. A ground conditions survey would be required including random sampling proportionate to commercial use.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP employment site protected under Policy AS24 and is an Area of Search for Waste Management Facility under Policy AS7.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Small parts of the site are in areas of Low, Medium & High susceptibility to surface flood water areas.
Is the topography of the land suitable for development?	No	The site is flat with some vegetation cover.

Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)		The site is within a development high risk area in terms of coal mining and a coal mining risk assessment would therefore be required.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	N/A
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A
SITE APPRAISAL SUMMARY		
The site is flat and accessible. It is located within Pant Industrial Estate and is within walking distance of the settlement of Pant. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	An intermediate pressure gas pipe runs under the east end of the site. WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	N/A
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	The Council's Engineers have advised that there is acceptable existing highway access available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns. De-contamination of the land would likely be required.	N/A
Environmental Health	The site is within the location of the former ICI chemical works. It is in the location of a number of storage tanks.	A ground conditions survey would be required including random sampling proportionate to commercial use should be undertaken.
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site is located within an existing area of employment where employment uses would be protected under LDP policies. The Employment Land Review has found there is sufficient employment land within the area and the specific allocation of the site is not considered necessary. Development proposals for employment use could however be assessed under the policies of the Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 39 Pwynt Cyfeirnod / Ref Point 3.39 Maint y Safle (Ha) / Site Size (Ha) 0.23

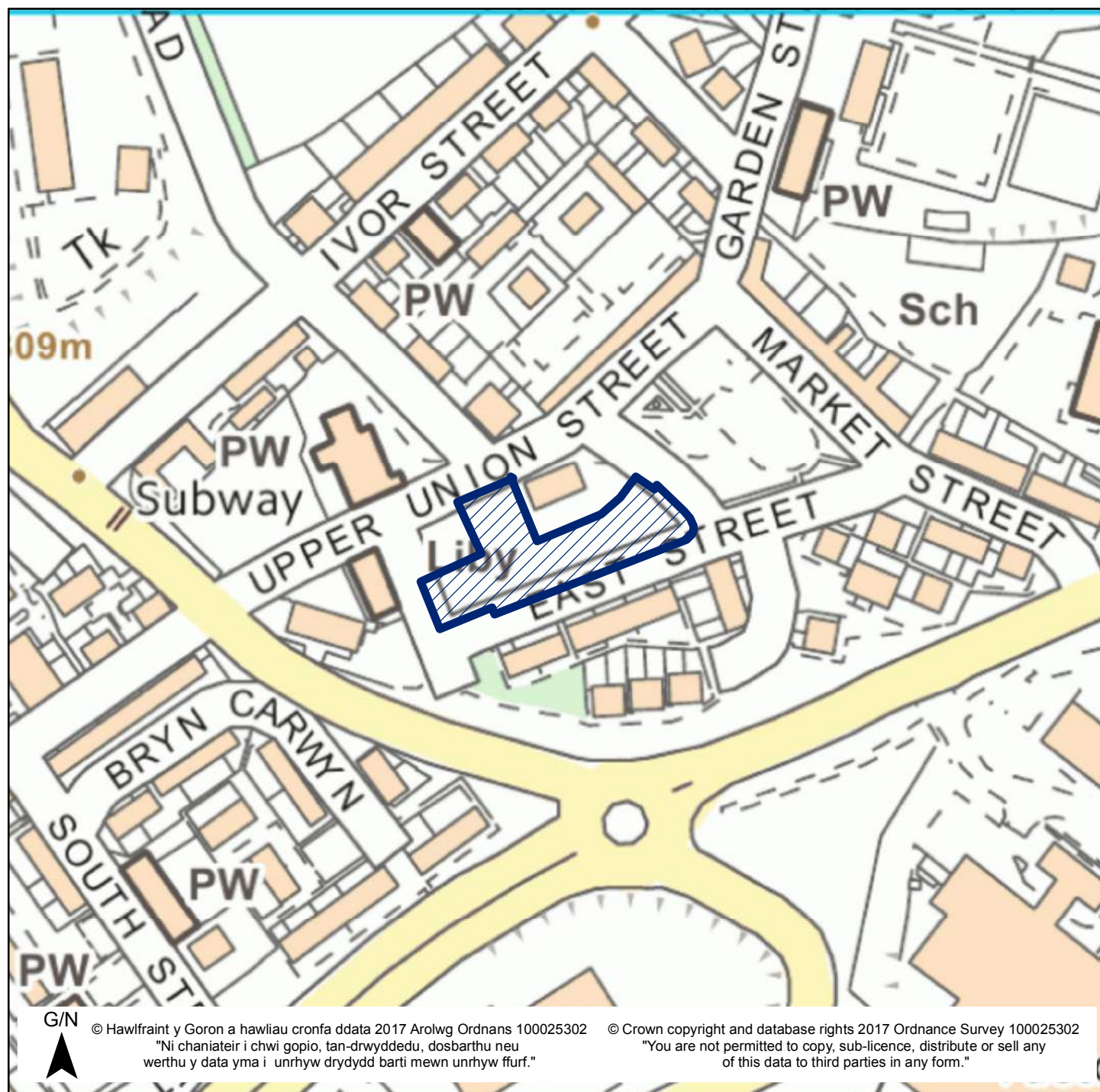
Enw'r Safle / Site Name Land at East Street, Dowlais

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 306712 Gogleddiad / Northing 207814



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	39	Representor Number:	253
Site Address:	Land at East Street, Dowlais		
Area (Ha):	0.23		
Current Use(s):	Vacant land/amenity land		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	The site is currently amenity space with a hard-surfaced footpath, but has historically contained housing.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the settlement of Dowlais.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The settlement is within walking distance of the schools, shops, bus stops and other local services of Dowlais.

Is the site currently accessible from the existing highway network?	Yes	<p>The site is accessible from the adopted highways of Upper Union St, Commercial St, Church St and East St.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. Acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	<p>The Listed Buildings of Dowlais Library & St Johns Church are in close proximity to the site.</p> <p>GGAT have advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA007 area where there is evidence of workers housing associated with Dowlais works. A Desk Based Assessment for Archaeology would be required which sets out how archaeology on the site will be considered.</p>
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is within the Merthyr Tydfil landscape of outstanding historic interest and the Dowlais Conservation Area.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are a small number of mature tree on site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	No clear ecological connectivity issues or proximate historic biodiversity records.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	No	N/A
Is the site affected by any existing planning designations or permissions?	No	P/08/0214 – A previous application for the erection of 2 semi-detached dwellings & 5 detached dwellings was approved with conditions on 05/06/09, but was not implemented.

PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site is uneven and sloping in places(the site slopes north to south), so levelling works may be required
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Japanese Knotweed is known to be present on the site, which may prove an impediment to development.
SITE APPRAISAL SUMMARY		
The site is within the settlement of Dowlais, is bounded by adopted highways and has previously been granted permission for smaller scale residential development. The site is within the Dowlais Conservation area and in close proximity to 2 Listed Buildings. The site is accessible from an adopted highway and adjoins an existing settlement. Development of the site would provide a logical small scale extension of the settlement. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	<p>Wales & West Utilities has gas pipes in the area. The apparatus may be affected and at risk during construction works. A low pressure gas pipe runs under the east end of the site.</p> <p>WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.</p>	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	<p>The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area.</p> <p>There are no issues in providing this site with a water supply.</p> <p>There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site.</p>	The site is traversed by a 6" foul sewer for which protection measures will be required in the form of an easement width or diversion.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>The site is accessible from the adopted highways of Upper Union St, Commercial St, Church St and East St. The Council's highway engineers have advised that acceptable existing highway access available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p> <p>A desk-based ground stability study would be advised.</p>	A ground stability study would be advised.
Environmental Health	No comment	N/A

Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 40 Pwynt Cyfeirnod / Ref Point 3.40 Maint y Safle (Ha) / Site Size (Ha) 12.35

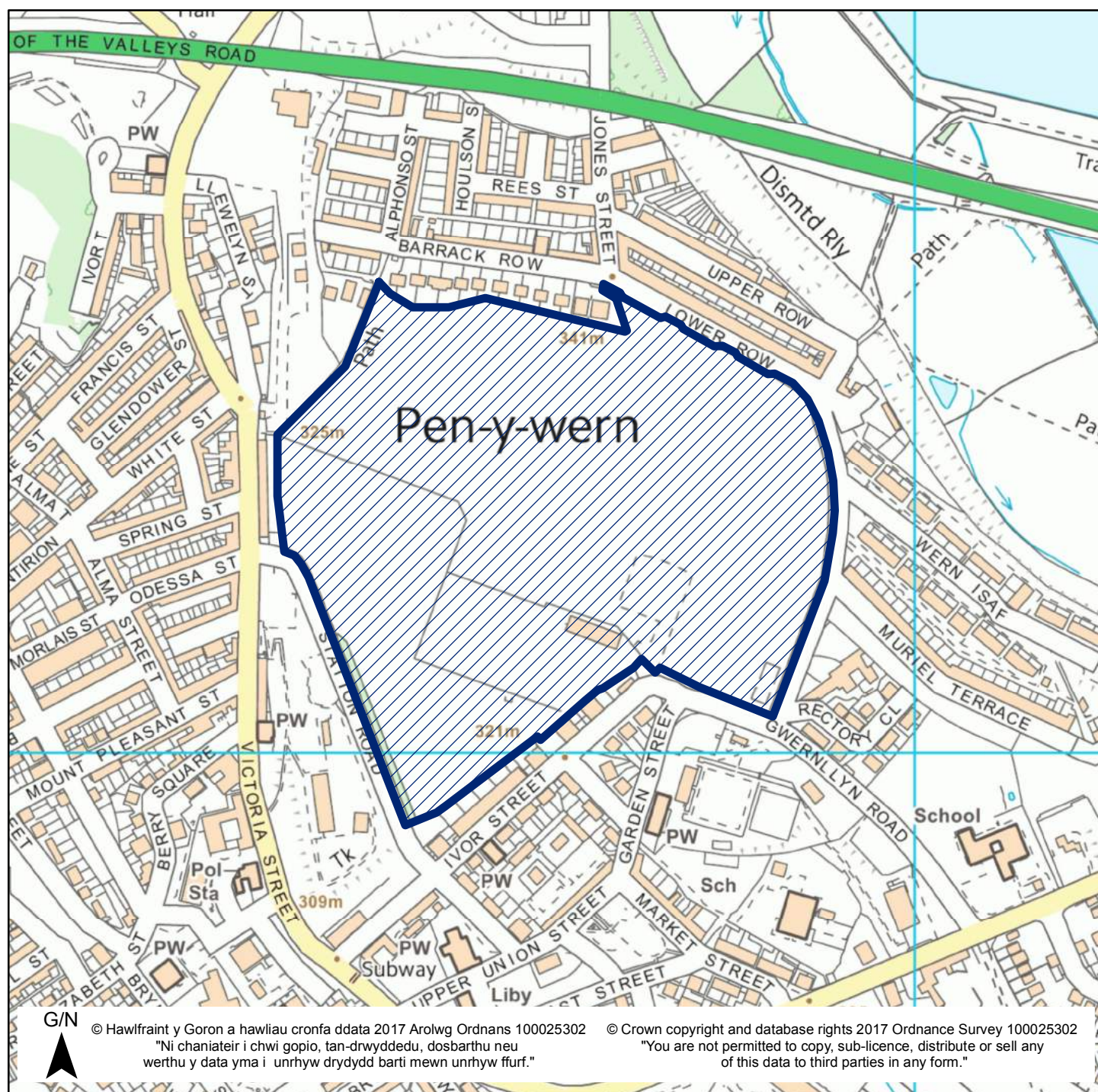
Enw'r Safle / Site Name Heartlands

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant land (Former ironworks)

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 306714 Gogleddiad / Northing 208179



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

Cofrestr Safle Ymgeisydd - Gorffennaf 2017/ Candidate Sites Register- July 2017

SITE DETAILS			
Site Reference:	40	Representor Number:	253
Site Address:	Heartlands		
Area (Ha):	12.35		
Current Use(s):	Vacant land (former ironworks)		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (MTCBC Estates)	
If not, are all other land owners aware of this submission?		Yes (Welsh Government)	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	The site is a former ironworks.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the settlement of Dowlais
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the local shops& services, schools and bus stops of Dowlais.

Is the site currently accessible from the existing highway network?	Yes	<p>The site is accessible from the adopted highway of Gwernllwyn Road, and is bounded by other adopted highways.</p> <p>The Council's Engineers have advised that existing highway access is available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a comprehensive Transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal. Proposals are considered to be acceptable in principle.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	<p>A large, formerly industrial, Listed Building is located within the site, which is in a poor state of repair.</p> <p>GGAT have advised that the site lies within the Historic Landscape, HLCA029 where the Ivor Ironworks were built as a subsidiary of Dowlais Ironworks, 1839. There is evidence of extensive works shown on historic OS mapping, water management, reservoirs, rail and tramways, upstanding listed building, significant likelihood of complex buried remains. An ASIDOHL would be required, as well as a Desk Based Assessment. CADW should be consulted.</p>
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are a number of mature trees and significant amount of vegetation on the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	There are historic records of bats, barn owl and other birds on the site. Mitigation and compensation for protected species on site may be required.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A

Is there a possibility that the site is contaminated?	Yes	Given its former use as an ironworks, the site is highly likely to be contaminated. The site is within Dowlais foundry and includes the location of the coke ovens and railway land. A ground conditions survey would be required including random sampling across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection in addition to targeted sampling in the area of the coke ovens should be undertaken.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP as part of New Housing Site H23 under Policy AS1. The site has planning history for new residential development (P/11/0069 – Residential development and access works) but has not been implemented.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Small parts of the site are in areas of Low, medium and high susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site is highly likely to be contaminated due to its previous use. A large listed building, in a poor state of repair, is within the site. The site is generally flat, with no severe slopes.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	The possibility exists that the site, or part of it, could be used for public open space/parkland or similar, & is large enough to potentially contain other uses, as well as residential.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	No	No site specific viability assessment has been undertaken, however given the site's former use, a substantial amount of mitigation work will be required to remediate the land.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The contamination of the site and presence of the Listed Building are significant constraints to development of the site. The site is within a development high risk area in terms of coal mining and a coal mining risk assessment would therefore be required.

		The site is not an open space although the likely development will potentially put further pressures on open spaces within the vicinity; the development would be of such a scale that it is capable of providing its own open space as a component of a development.
SITE APPRAISAL SUMMARY		
The site is large, generally flat and has good access. It has the potential to provide uses of community benefit. However, due to its former use it is highly likely to be contaminated. Also, a large Listed Building, in a poor state of repair is located within the site. The Welsh Government have submitted planning applications for the residential development of the site which have been approved & are extant.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	N/A
Water/Sewerage	<p>The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site.</p> <p>There are no issues in providing this site with a water supply, though off-site mains will be required in order to connect to the existing network.</p> <p>There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site, though off-site sewers will be required in order to</p>	The site is traversed by numerous trunk water mains for which protection measures will be required in the form of easement widths or diversions.

	connect to the existing network.	
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	The Council's Engineers have advised that there is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a comprehensive Transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal. Proposals are considered to be acceptable in principle.	A Road Safety Audit (RSA) / Transport Assessment would be required. Consideration of sustainable drainage systems would also be required.
Environmental Health	The site is within Dowlais foundry. It includes the location of the coke ovens and railway land.	Random sampling proportionate to specific proposed use should be undertaken.
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site is not considered appropriate for allocation as a site for residential development that contributes to local housing land supply due the significant land contamination on the site from former industrial uses that have impacted on development viability. However, given the size and location of the site, it is considered appropriate to allocate the site for future regeneration proposals.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 41 Pwynt Cyfeirnod / Ref Point 3.41 Maint y Safle (Ha) / Site Size (Ha) 36.18

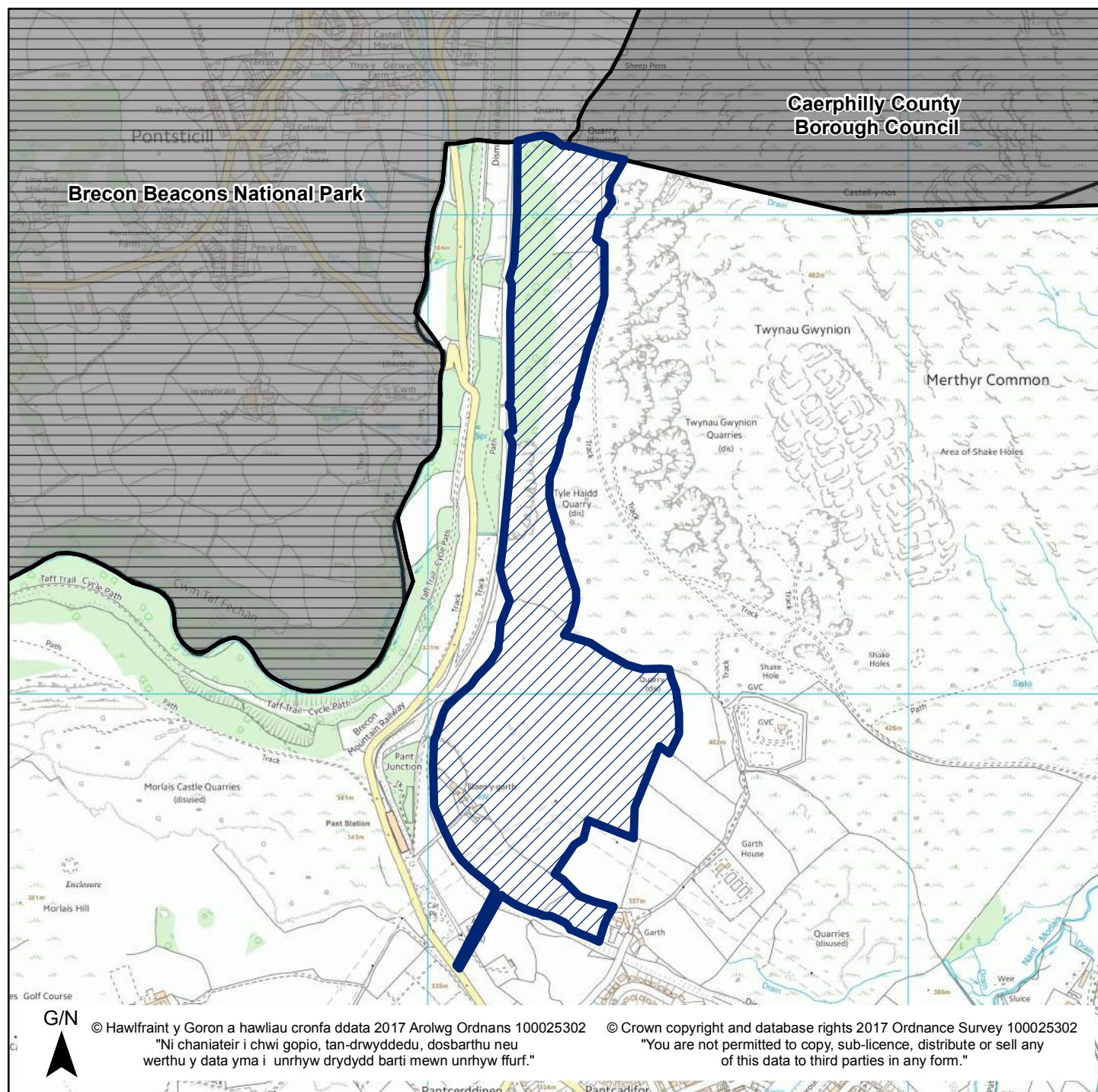
Enw'r Safle / Site Name Blaen y Garth Farm

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant/Agricultural land

Defnydd Arfaethedig / Proposed Use Tourism

Dwyreiniad / Easting: 306250 Gogleddiad / Northing 210205



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

Cofrestr Safle Ymgeisydd - Gorffennaf 2017/ Candidate Sites Register- July 2017

SITE DETAILS			
Site Reference:	41	Representor Number:	252
Site Address:	Blaen y Garth Farm, Pant		
Area (Ha):	36.18		
Current Use(s):	Agricultural, grazing, woodland, Vacant land		
Proposed Use(s):	Tourism		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?	No (MTCBC Regeneration Dept.)		
If not, are all other land owners aware of this submission?	Paul Brogden, John Griffiths et al		

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Green-field	The site is located in the countryside and is comprised of agricultural land, woodland and grassland.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	No	The site is outside the existing settlement boundary. Its southern extent is close to the settlement of Pant.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	No	Parts of the south of the site are within walking distance of the local services and bus stops of Pant, however most of the site is not. Parts of the site are adjacent, or in close

		proximity, to the Taff Trail cycleway (Active Travel route).
Is the site currently accessible from the existing highway network?	Yes	At its southern extent, the site is accessible from the adopted highway. The Council's Engineers have advised that there is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a comprehensive Transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal. Proposals are considered to be acceptable in principle.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	A Listed Building is within the site. Another Listed Building & the Garth Farm SAM are in close proximity to the site. GGAT have advised that the site lies within the Historic Landscape HLCA027 and HLCA043 medieval and post medieval rural settlement and field patterns. There is evidence that Blaen y Garth is a site of a medieval fortified manor house of Castell Madoc. An ASIDOHL would be required, as well as a Desk Based Assessment. CADW should be consulted.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	Yes	The site is wholly located in a limestone minerals safeguarding area and partly within a sandstone safeguarding area, where prior extraction and the impact on the wider safeguarded resources would need to be considered. However, given the proposed use of the site (Tourism), this may or may not be an issue, depending on the exact nature of the development.
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are a significant number/amount of mature trees and vegetation on site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The Brecon Mountain Railway is adjacent to the site.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The site is partly within Tyle Haidd and Cwm Taf Fechan SINCs.
Will the proposal involve the removal of trees with TPO	Yes	Part of site covered by TPO/Ancient Woodland (NH6).

or ancient woodland?		
Is there a possibility that the site is contaminated?	Yes	Small areas of the site have been used for quarrying and backfilled with unknown fill material. A ground conditions survey may be required including random sampling proportionate to specific proposed use.
Is the site affected by any existing planning designations or permissions?	Yes	Two planning applications for leisure and tourism development are currently being considered: P/16/0094 – Tourism development (being determined) P/16/0095 – Listed Building application for tourism development (being determined)
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Small parts of the site are in areas of low, medium and high susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	Access to the site is currently limited. The topography of the site is uneven & sloping in places. It has significant vegetation cover.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	The site is large enough to provide facilities of community benefit. However, it is not particularly accessible.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	N/A
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A

SITE APPRAISAL SUMMARY	
The site is undeveloped agricultural and countryside land, which is outside the existing settlement boundary. The site has a Listed Building within it and it partly contains SINCs and TPOs. Whilst the site adjoins the settlement boundary, access is limited.	

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	<p>Site adjacent Baltic and Tyle'r-Bont Quarries</p> <p>This site contains species-rich grassland of national significance and as such is a candidate SSSI designation. Though not yet benefitting from the formal legal protection afforded by SSSI designation, the habitats present on the site are nonetheless of national conservation importance.</p> <p>We advise this site is not considered further.</p>	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network.	The site is traversed by numerous trunk water mains for which protection measures may be required in the form of easement widths or diversions.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County	N/A

	Borough.	
Highways (including drainage)	The Council's Engineers have advised that there is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a comprehensive Transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal. Proposals are considered to be acceptable in principle.	A Road Safety Audit (RSA) / Transport Assessment would be required depending on the specific proposals.
Environmental Health	No comment.	N/A
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site is located in the countryside where tourism and leisure proposals would be favoured provided they are for low impact leisure and tourism proposals and are of an appropriate scale to their surroundings. Detailed development proposals can be considered against the policies of the Plan and a specific site allocation is not considered necessary.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 43 Pwynt Cyfeirnod / Ref Point 3.43 Maint y Safle (Ha) / Site Size (Ha) 6.52

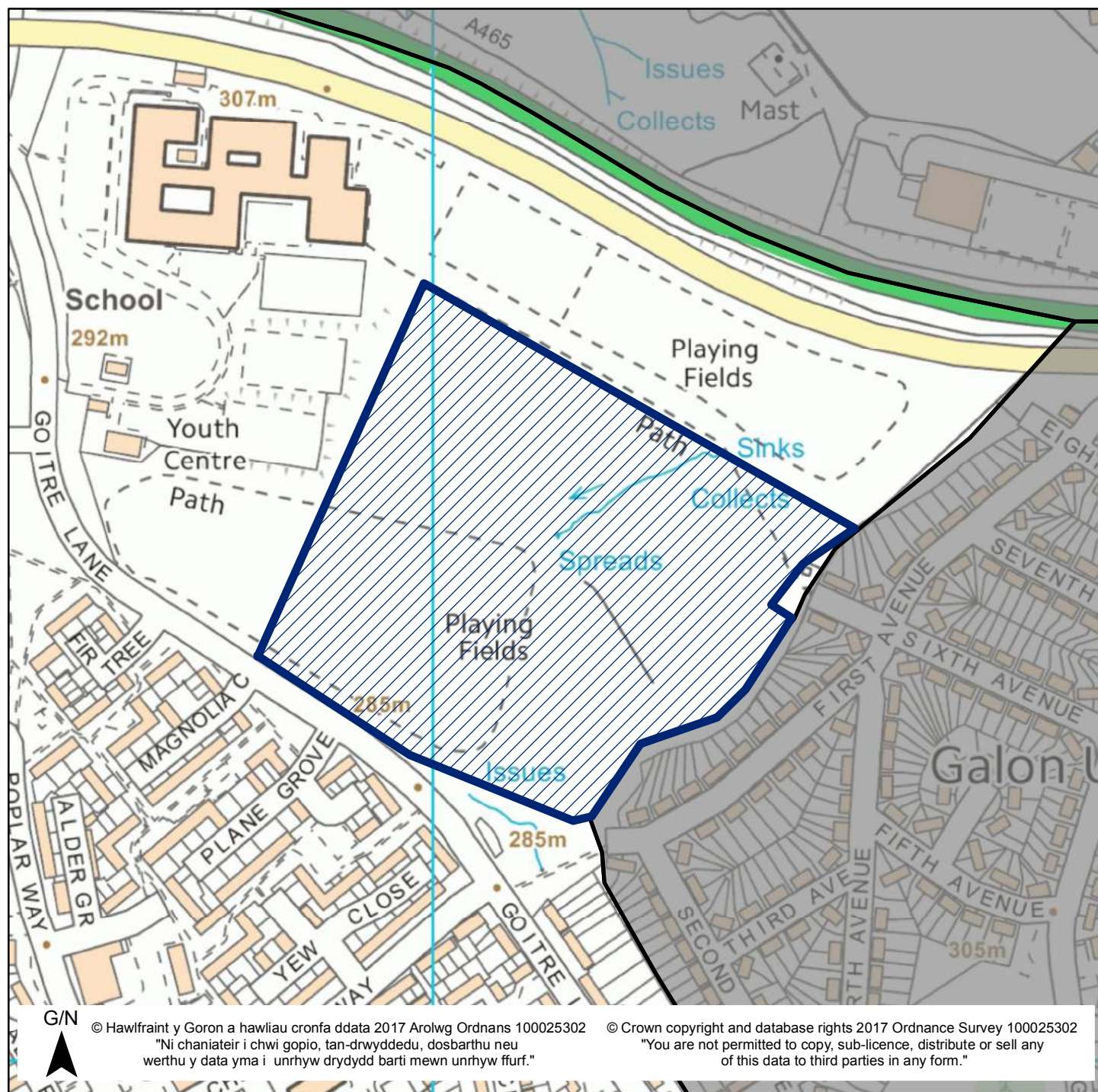
Enw'r Safle / Site Name Pen-y-dre

Ward / Ward Gurnos

Defnydd Cyfredol / Current Use Informal grazing

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305062 Gogleddiad / Northing 208299



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	43	Representor Number:	253
Site Address:	Pen-y-dre		
Area (Ha):	6.52		
Current Use(s):	Informal grazing		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Green-field	The site is undeveloped grassland.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is adjacent to the settlements of Galon Uchaf and Gurnos.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the local services, schools and bus stops at Gurnos and Galon Uchaf.

Is the site currently accessible from the existing highway network?	Yes	<p>The site could be accessed from the adopted highways of Goitre Lane to the southwest. The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however this does not represent an insurmountable constraint.</p> <p>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	GGAT have advised that the site lies within the Historic Landscape HLCA050 Gurnos, Galon Uchaf. There is evidence of includes water management features: Goitre Pond, supplied Penydarren ironworks as part of their free drainage system. An ASIDOHL would be required, as well as a Desk Based Assessment which sets out how archaeology on the site will be considered. CADW should be consulted.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	<p>There are some mature trees at the northern end of the site.</p> <p>The site is adjacent to an existing open space which has recently received investment.</p>
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	<p>The sloping ground along the northern and eastern part of the site contains unimproved grassland (MG5: UKBAP Lowland Habitat and Section 7 Habitat of Principal Importance for the Conservation of Biological Diversity in Wales under the Environment Wales Act 2016), marshy grassland, bog habitat and flushes of sufficient quality to meet SINC Criteria. A small stream drains the marshy area to the north-east of the site.</p> <p>The impact to known features of importance should be minimised. By avoiding</p>

		development on parts of the site and provision of mitigation/compensation both on and offsite (in the immediate vicinity on public land) then it is reasonably likely that the majority of the site can be developed without significant impact upon features of protected or recognised biodiversity importance. An Ecological Impact Assessment will be required. Mitigation, Compensation and Enhancement options will include avoidance; neutral grassland turves removed to a suitable receptor site and managed; adjacent habitat management; enhancement of wetlands/streams/pond creation on/off site; peripheral dark bat flight corridor.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site contains a backfilled pond and the fill material is not known. A ground investigation survey would be required including targeted sampling of the former Goitre Pond.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP as part of New Housing site H19 under Policy AS1.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Small parts of the site are in areas of low susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site is uneven and sloping in places so levelling works may be required. The site appears wet in places with areas of reeds, so drainage may be an issue.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable

		constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	<p>Japanese Knotweed is known to be present on the site, which may prove an impediment to development.</p> <p>Site investigation, including ground stability, is recommended.</p> <p>The majority of the site is within a development high risk area in terms of coal mining and a coal mining risk assessment would therefore be required.</p>
SITE APPRAISAL SUMMARY		
<p>The candidate site is large, accessible and adjacent to two existing settlements and a secondary school. It is sloping and uneven in parts (although not excessively so). Drainage may be an issue. Development of the site would provide a logical extension of the settlement. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.</p>		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site contains semi-natural habitat.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	<p>The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area.</p> <p>There are no issues in providing this site with a water supply, though off-site mains will be</p>	The site is traversed by a 450mm trunk water main for which protection measures will be required in the form of an easement width or diversion.

	<p>required in order to connect to the existing network.</p> <p>There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network.</p>	
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>Depending on the developed area of the site, it could be accessed from the adopted highways of Goitre Lane to the southwest & Sixth Avenue to the east.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however this does not represent an insurmountable constraint.</p> <p>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</p>	Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) required.
Environmental Health	No comment.	N/A
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 43 Pwynt Cyfeirnod / Ref Point 3.43 Maint y Safle (Ha) / Site Size (Ha) 6.52

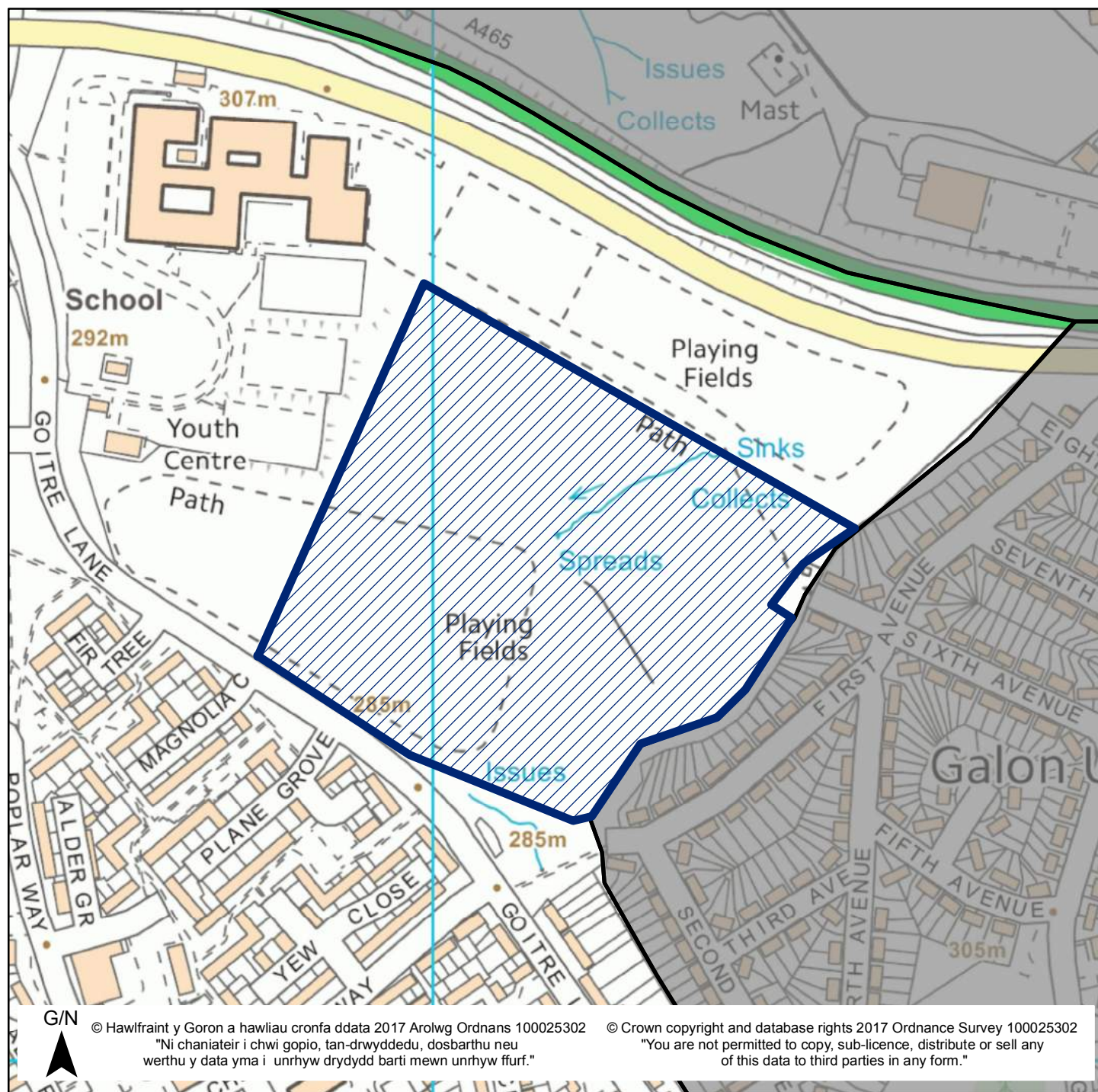
Enw'r Safle / Site Name Pen-y-dre

Ward / Ward Gurnos

Defnydd Cyfredol / Current Use Informal grazing

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305062 Gogleddiad / Northing 208299



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	43	Representor Number:	253
Site Address:	Pen-y-dre		
Area (Ha):	6.52		
Current Use(s):	Informal grazing		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Green-field	The site is undeveloped grassland.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is adjacent to the settlements of Galon Uchaf and Gurnos.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the local services, schools and bus stops at Gurnos and Galon Uchaf.

Is the site currently accessible from the existing highway network?	Yes	<p>The site could be accessed from the adopted highways of Goitre Lane to the southwest. The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however this does not represent an insurmountable constraint.</p> <p>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	GGAT have advised that the site lies within the Historic Landscape HLCA050 Gurnos, Galon Uchaf. There is evidence of includes water management features: Goitre Pond, supplied Penydarren ironworks as part of their free drainage system. An ASIDOHL would be required, as well as a Desk Based Assessment which sets out how archaeology on the site will be considered. CADW should be consulted.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	<p>There are some mature trees at the northern end of the site.</p> <p>The site is adjacent to an existing open space which has recently received investment.</p>
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	<p>The sloping ground along the northern and eastern part of the site contains unimproved grassland (MG5: UKBAP Lowland Habitat and Section 7 Habitat of Principal Importance for the Conservation of Biological Diversity in Wales under the Environment Wales Act 2016), marshy grassland, bog habitat and flushes of sufficient quality to meet SINC Criteria. A small stream drains the marshy area to the north-east of the site.</p> <p>The impact to known features of importance should be minimised. By avoiding</p>

		development on parts of the site and provision of mitigation/compensation both on and offsite (in the immediate vicinity on public land) then it is reasonably likely that the majority of the site can be developed without significant impact upon features of protected or recognised biodiversity importance. An Ecological Impact Assessment will be required. Mitigation, Compensation and Enhancement options will include avoidance; neutral grassland turves removed to a suitable receptor site and managed; adjacent habitat management; enhancement of wetlands/streams/pond creation on/off site; peripheral dark bat flight corridor.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site contains a backfilled pond and the fill material is not known. A ground investigation survey would be required including targeted sampling of the former Goitre Pond.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP as part of New Housing site H19 under Policy AS1.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Small parts of the site are in areas of low susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site is uneven and sloping in places so levelling works may be required. The site appears wet in places with areas of reeds, so drainage may be an issue.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable

		constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	<p>Japanese Knotweed is known to be present on the site, which may prove an impediment to development.</p> <p>Site investigation, including ground stability, is recommended.</p> <p>The majority of the site is within a development high risk area in terms of coal mining and a coal mining risk assessment would therefore be required.</p>
SITE APPRAISAL SUMMARY		
<p>The candidate site is large, accessible and adjacent to two existing settlements and a secondary school. It is sloping and uneven in parts (although not excessively so). Drainage may be an issue. Development of the site would provide a logical extension of the settlement. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.</p>		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site contains semi-natural habitat.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	<p>The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area.</p> <p>There are no issues in providing this site with a water supply, though off-site mains will be</p>	The site is traversed by a 450mm trunk water main for which protection measures will be required in the form of an easement width or diversion.

	<p>required in order to connect to the existing network.</p> <p>There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network.</p>	
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>Depending on the developed area of the site, it could be accessed from the adopted highways of Goitre Lane to the southwest & Sixth Avenue to the east.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however this does not represent an insurmountable constraint.</p> <p>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</p>	Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) required.
Environmental Health	No comment.	N/A
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 44 Pwynt Cyfeirnod / Ref Point 3.44 Maint y Safle (Ha) / Site Size (Ha) 6.8

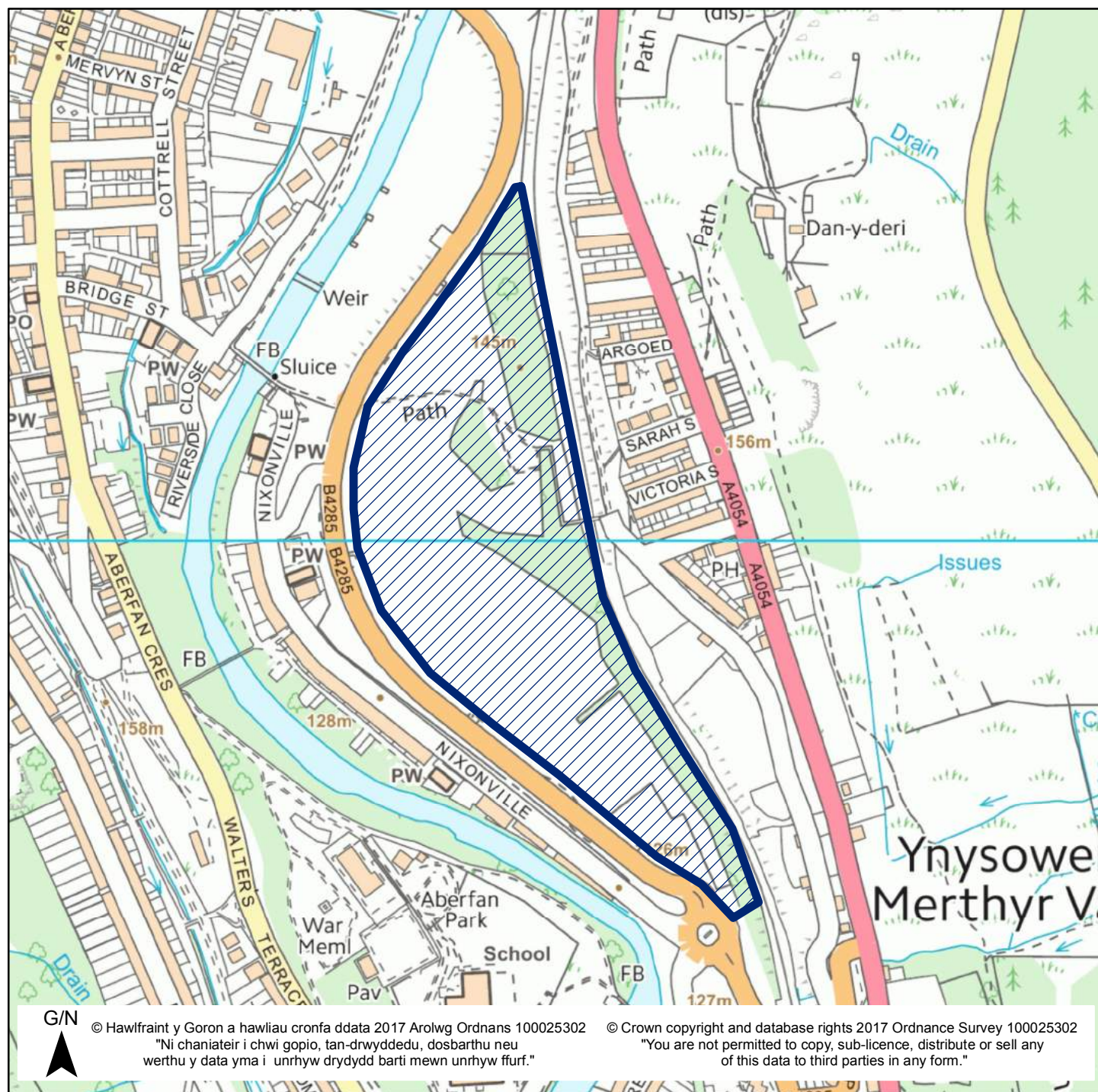
Enw'r Safle / Site Name Colliery Site, Merthyr Vale, Aberfan

Ward / Ward Merthyr Vale

Defnydd Cyfredol / Current Use Reclaimed Site (Former Colliery/Pithead)

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 307434 Gogleddiad / Northing 199986



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

Cofrestr Safle Ymgeisydd - Gorffennaf 2017/ Candidate Sites Register- July 2017

SITE DETAILS			
Site Reference:	44	Representor no:	150
Site Address:	Former Colliery Site, Merthyr Vale		
Area (Ha):	6.8		
Current Use(s):	Reclaimed Site		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (MTHA)	
If not, are all other land owners aware of this submission?		Yes (Lovells)	

SITE SUITABILITY ISSUES									
LAND TYPE	<table border="1"> <tr> <th>YES/NO</th> <th>COMMENTARY</th> </tr> <tr> <td>Is the site greenfield or brownfield?</td> <td>Brownfield The site is a reclaimed former colliery site.</td> </tr> <tr> <td>Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)</td> <td>No n/a</td> </tr> <tr> <td>Is the site within an existing settlement?</td> <td>Yes The site is located within the within Merthyr Vale/Aberfan settlement</td> </tr> </table>	YES/NO	COMMENTARY	Is the site greenfield or brownfield?	Brownfield The site is a reclaimed former colliery site.	Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No n/a	Is the site within an existing settlement?	Yes The site is located within the within Merthyr Vale/Aberfan settlement
YES/NO	COMMENTARY								
Is the site greenfield or brownfield?	Brownfield The site is a reclaimed former colliery site.								
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No n/a								
Is the site within an existing settlement?	Yes The site is located within the within Merthyr Vale/Aberfan settlement								
LOCATION AND ACCESSIBILITY	<table border="1"> <tr> <th>YES/NO</th> <th>COMMENTARY</th> </tr> <tr> <td>Is the site easily accessible to local services and facilities by public transport, walking and cycling?</td> <td>Yes There are bus stops adjacent to site and Merthyr Vale Train station is within 600m of site. The Trevithick Trail runs adjacent to Eastern Boundary of site. The majority of local facilities (school, shop etc) are within 800m of the site.</td> </tr> </table>	YES/NO	COMMENTARY	Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes There are bus stops adjacent to site and Merthyr Vale Train station is within 600m of site. The Trevithick Trail runs adjacent to Eastern Boundary of site. The majority of local facilities (school, shop etc) are within 800m of the site.				
YES/NO	COMMENTARY								
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes There are bus stops adjacent to site and Merthyr Vale Train station is within 600m of site. The Trevithick Trail runs adjacent to Eastern Boundary of site. The majority of local facilities (school, shop etc) are within 800m of the site.								

Is the site currently accessible from the existing highway network?	Yes	A new access road has been provided as part of the wider 'Project Riverside' scheme
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	n/a
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	no	n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	A railway line runs to East of site, but is screened by an area of planting/banking that separates the railway and the developable plateau.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	The site is within the former Merthyr Vale Colliery where there is unknown filled ground. Ground conditions have been dealt with as part of the planning application process.
Is the site affected by any existing planning designations or permissions?	Yes	Permission for residential development (153 dwellings) was granted (P/17/0345) 31/1/18
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	The site has been recategorised as C1 as part of planning application
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	Residential permission reflects developable area.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	No wider benefits from development of this site, but wider 'Project Riverside' scheme has delivered new school, flood infrastructure and new road.

DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	Construction due to commence Summer 2018 by Lovells
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	No	n/a
SITE APPRAISAL SUMMARY		
Site now has planning permission for residential development. Work undertaken has changed the categorisation from flood zone C2 to C1.		
Site now has no constraints and will be developed in the next 3-4 years.		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site falls within C2 flood zone, proposals for highly vulnerable development in Zone C2 should not be permitted.	Flood maps have recently been successfully challenged, resulting in site being classified C1.
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	he site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network. There are no issues in providing this site with a water supply, though off-site mains will be required in order to connect to the existing network.	n/a
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	Acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns. New spine road recently completed. All highways and drainage issues have been resolved via planning application process.	n/a
Environmental Health	The site is within the former Merthyr Vale Colliery. There is unknown filled ground.	Issues have been dealt with as part of

	Random sampling across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection. The site is close to the railway line. Railway noise should be considered.	planning application process
Other internal consultees	<p>Open space and a widely distributed network of tree and shrub cover with the use of a strong interface along the line of the distribution road.</p> <p>The plantation woodlands of the site are unmanaged and relatively species poor but are an important north-south ecological connective corridor. The remainder of the site has relatively low biodiversity value.</p>	Issues have been dealt with as part of planning application process
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable with construction commencing in Summer 2018. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Other Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 45 Pwynt Cyfeirnod / Ref Point 3.45 Maint y Safle (Ha) / Site Size (Ha) 2.09

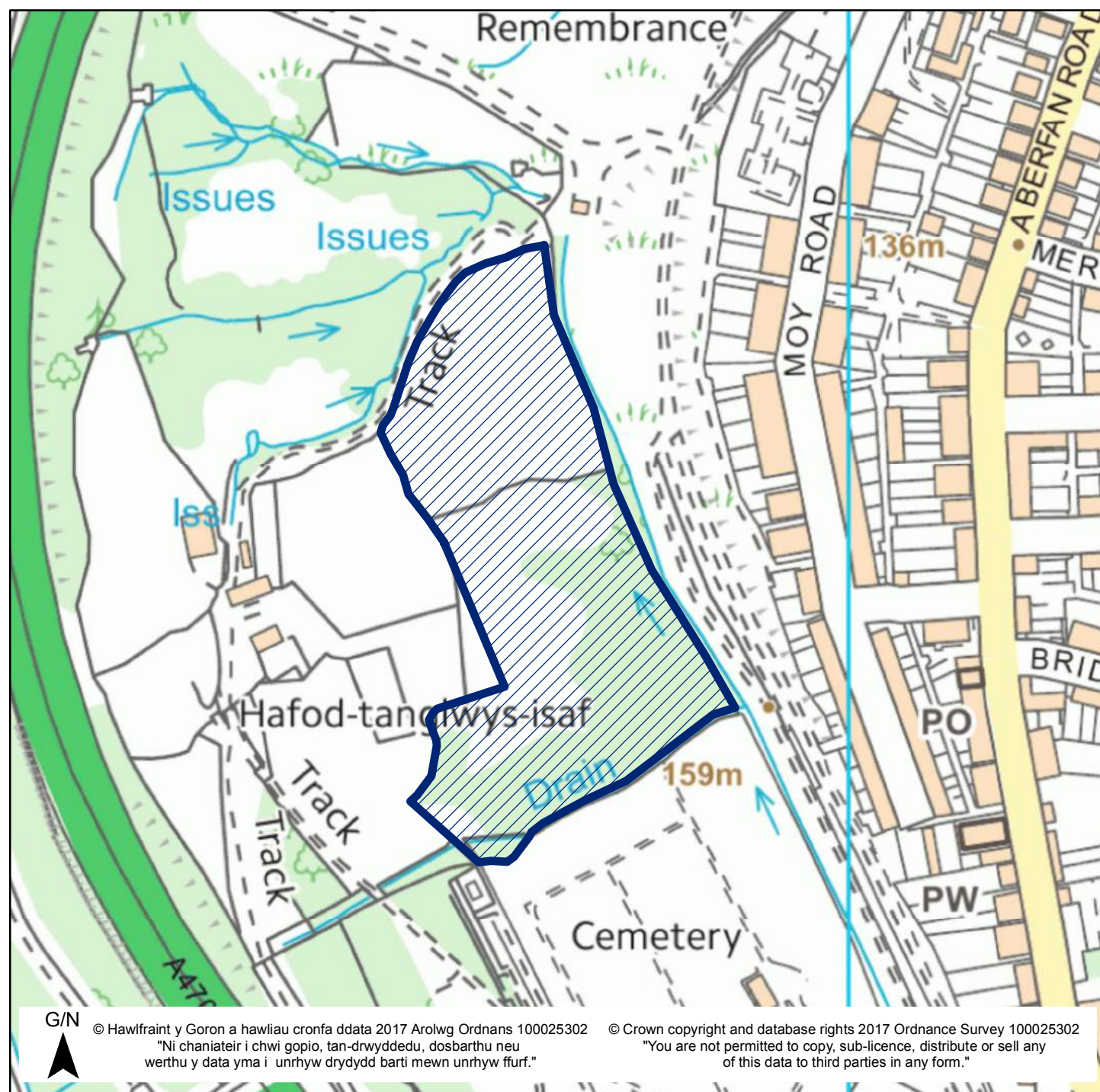
Enw'r Safle / Site Name Land at Hafod, Tanglwys

Ward / Ward Merthyr Vale

Defnydd Cyfredol / Current Use Vacant/Woodland

Defnydd Arfaethedig / Proposed Use Cemetery

Dwyreiniad / Easting: 306865 Gogleddiad / Northing 200237



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	45	Representor no:	253
Site Address:	Land at Hafod Tanglwys, Aberan		
Area (Ha):	2.09		
Current Use(s):	Vacant/ woodland		
Proposed Use(s):	Cemetery extension		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?	Yes		
If not, are all other land owners aware of this submission?	n/a		

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	The site is a woodland/agricultural land
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	No	The site is located outside the settlement boundary of Aberfan
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	Bus stops adjacent to site. Merthyr Vale Train station within 600m of site. Trevithick Trail runs adjacent to Eastern Boundary of site
Is the site currently accessible from the existing highway network?	Yes	There is access to the existing cemetery from the highway network

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	Hafod y Tanglwys farmhouse is located to the west of the site.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located within the Aberfan Cemetery Registered Historic Park and Garden. GGAT have advised that a Desk Based Assessment of the archaeology of the site would be required.
Is the site located within a mineral safeguarding area?	Yes	The site is located within a safeguarded sandstone resource
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The site is predominantly a woodland area.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The northern section of the site is a SINC
Will the proposal involve the removal of trees with TPO or ancient woodland?	Unknown	There are protected trees around the site, but it is unknown at this time whether there will need to be removed.
Is there a possibility that the site is contaminated?	Yes	The E of the site is a former quarry backfilled with unknown fill material. There was also a coal level present.
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Development of the site for the proposed use would result in extra burial space in the County Borough.
DELIVERABILITY AND VIABILITY (Residential	YES/NO	COMMENTARY

only)		
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	n/a	n/a
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	No	n/a
SITE SUITABILITY SUMMARY		
The site is adjacent to the existing cemetery and would provide a logical extension in this regard. Ground conditions will need to be investigated and sterilisation of part of a sandstone resource will need to be considered.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site contains ancient woodland.	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network. There are no issues in providing this site with a water supply, though off-site mains will be required in order to connect to the existing network.	n/a
Health	n/a	n/a
Education	n/a	n/a
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however this does not represent an insurmountable constraint.	<p>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</p> <p>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</p>

Environmental Health	<p>The E of the site is a former quarry backfilled with unknown fill material. There was also a coal level present.</p> <p>The site is close to the A470 55-59.9dB boundary, however this will not affect the proposed use.</p>	Targeted sampling of the E side of the site, to consider occupational health and safety of cemetery workers.
Other internal consultees	<p>Any development of this site would need to be carried out in a sensitive manner, paying particular attention to the character of the settlement of Aberfan and the setting of the existing cemetery and Historic Park and Garden. The site is also located in a Special Landscape Area.</p> <p>The SINC habitats to the north of the site should be maintained and enhanced.</p>	An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
OVERALL CONCLUSION AND NEXT STEPS	<p>It is not considered necessary to allocate the site for the proposed use, as future development proposals could come forward against the policies of the plan. It is likely that issues regarding access and ground conditions will need to be overcome prior to development.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 46 Pwynt Cyfeirnod / Ref Point 3.46 Maint y Safle (Ha) / Site Size (Ha) 12.03

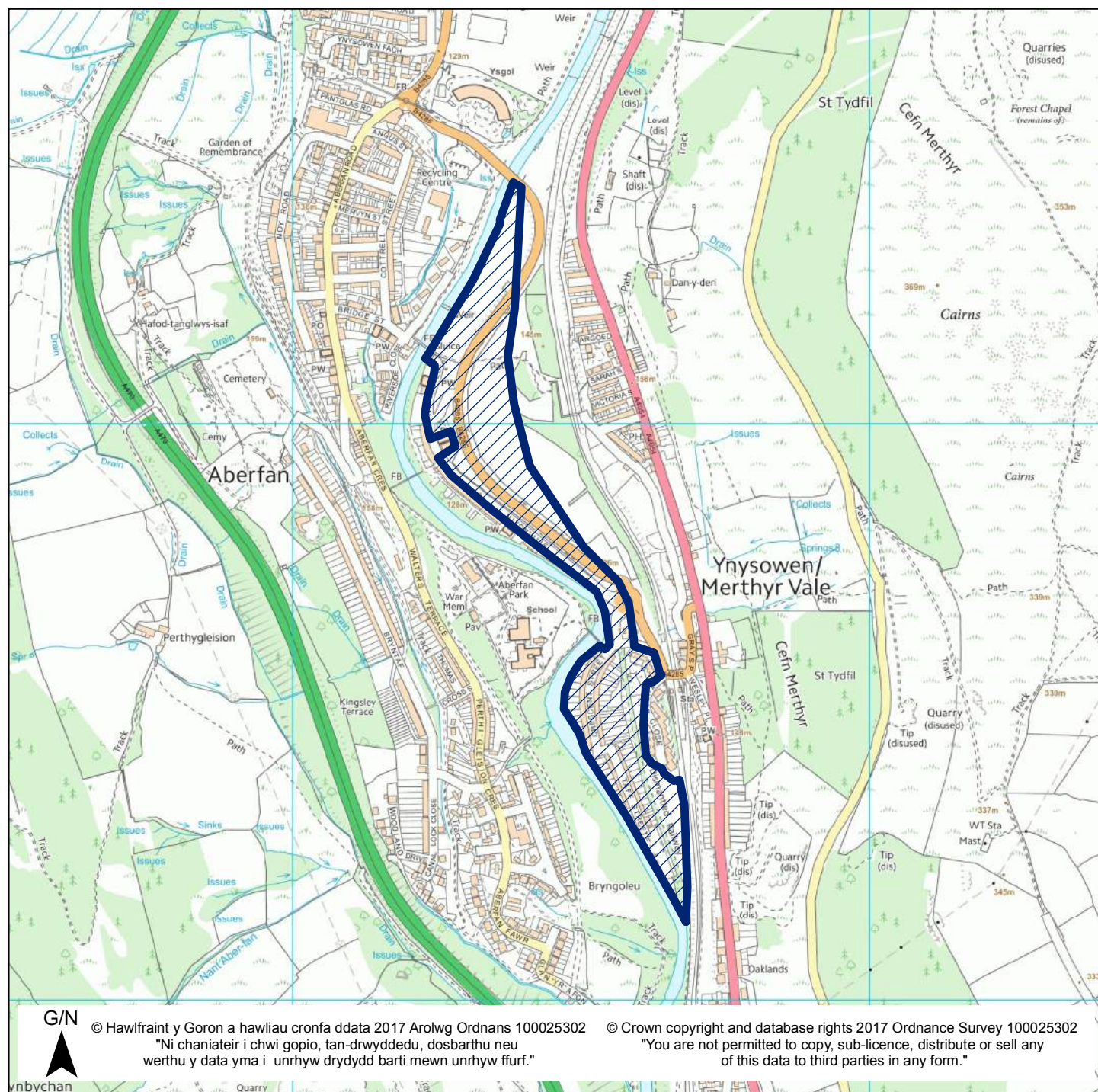
Enw'r Safle / Site Name Riverside

Ward / Ward Merthyr Vale

Defnydd Cyfredol / Current Use Reclaimed colliery site/Residential/vacant land

Defnydd Arfaethedig / Proposed Use Residential/Mixed

Dwyreiniad / Easting: 307450 Gogleddiad / Northing 199786



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

Cofrestr Safle Ymgeisydd - Gorffennaf 2017/ Candidate Sites Register- July 2017

SITE DETAILS			
Site Reference:	46	Representor no:	253
Site Address:	Riverside		
Area (Ha):	12.03		
Current Use(s):	Reclaimed colliery site/residential/vacant land		
Proposed Use(s):	Residential/mixed		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (MTCBC Estates)	
If not, are all other land owners aware of this submission?		Yes	

SITE SUITABILITY ISSUES									
LAND TYPE	<table border="1"> <tr> <th>YES/NO</th> <th>COMMENTARY</th> </tr> <tr> <td>Is the site greenfield or brownfield?</td> <td>Brownfield The site is a reclaimed former colliery site and Terraced streets</td> </tr> <tr> <td>Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)</td> <td>No n/a</td> </tr> <tr> <td>Is the site within an existing settlement?</td> <td>Yes The site is located within Merthyr Vale/Aberfan settlement</td> </tr> </table>	YES/NO	COMMENTARY	Is the site greenfield or brownfield?	Brownfield The site is a reclaimed former colliery site and Terraced streets	Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No n/a	Is the site within an existing settlement?	Yes The site is located within Merthyr Vale/Aberfan settlement
YES/NO	COMMENTARY								
Is the site greenfield or brownfield?	Brownfield The site is a reclaimed former colliery site and Terraced streets								
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No n/a								
Is the site within an existing settlement?	Yes The site is located within Merthyr Vale/Aberfan settlement								
LOCATION AND ACCESSIBILITY	<table border="1"> <tr> <th>YES/NO</th> <th>COMMENTARY</th> </tr> <tr> <td>Is the site easily accessible to local services and facilities by public transport, walking and cycling?</td> <td>Yes There are bus stops adjacent to site and Merthyr Vale Train station is within 600m of site. The Trevithick Trail runs adjacent to Eastern Boundary of site. The majority of local facilities (school, shop etc) are within 800m of the site.</td> </tr> </table>	YES/NO	COMMENTARY	Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes There are bus stops adjacent to site and Merthyr Vale Train station is within 600m of site. The Trevithick Trail runs adjacent to Eastern Boundary of site. The majority of local facilities (school, shop etc) are within 800m of the site.				
YES/NO	COMMENTARY								
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes There are bus stops adjacent to site and Merthyr Vale Train station is within 600m of site. The Trevithick Trail runs adjacent to Eastern Boundary of site. The majority of local facilities (school, shop etc) are within 800m of the site.								

Is the site currently accessible from the existing highway network?	Yes	A new access road and roundabout has been provided as part of the wider 'Project Riverside' scheme
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	n/a
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?		n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	A railway line runs to East of site, but is screened by an area of planting/banking that separates the railway and the developable plateau.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	The site is within the former Merthyr Vale Colliery where there is unknown filled ground. Ground conditions on the main plateau have been dealt with as part of the planning application process.
Is the site affected by any existing planning designations or permissions?	Yes	Permission for residential development (153 dwellings) was granted (P/17/0345) 31/1/18 on the main plateau.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	The main plateau has been recategorised as C1 as part of planning application, other parts of site still remain in C2 flood zone.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	Residential permission reflects current developable area.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the	Yes	'Project Riverside' scheme has delivered new school, flood infrastructure and new

development e.g. provision of community facilities?		road. Development of this site will involve demolition of Taff and Crescent Street that are in a flood risk area.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	Construction due to commence on main plateau Summer 2018 by Lovells
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	No	n/a
SITE APPRAISAL SUMMARY		
Main plateau now has planning permission for residential development. Work undertaken has changed the categorisation from flood zone C2 to C1. Development to commence Summer 2018. 3-4 year build programme expected.		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site falls within a C2 flood zone, proposals for highly vulnerable development in Zone C2 should not be permitted.	Flood maps have recently been successfully challenged, resulting in main plateau being classified C1. Significant parts of site remain C2.
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	<p>DCWW area – Cilfynydd wastewater treatment works.</p> <p>There are no issues in providing this site with a water supply, though off-site mains will be required in order to connect to the existing network.</p> <p>There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network.</p>	n/a
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>Acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p> <p>New spine road has recently been completed.</p>	

	All highways and drainage issues have been resolved via planning application process.	
Environmental Health	The site is within the former Merthyr Vale Colliery. There is unknown filled ground. Random sampling across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection. The site is close to the railway line. Railway noise should be considered.	Issues have been dealt with as part of planning application process
Other internal consultees	<p>Open space and a widely distributed network of tree and shrub cover with the use of a strong interface along the line of the distribution road. The development of this site will allow the communities of Merthyr Vale and Aberfan to visibly coalesce therefore a strong buffer of vegetation should be developed to help provide visual distinctiveness of the two communities</p> <p>The plantation woodlands of the site are unmanaged and relatively species poor but are an important north-south ecological connective corridor. The remainder of the site has relatively low biodiversity value.</p>	Issues have been dealt with as part of planning application process on the main plateau.
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable with construction commencing in Summer 2018. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Other Growth Area. The site is therefore recommended for allocation within the Deposit Plan. Taff and Crescent Street are not appropriate to allocate for residential development at this time as they remain in a C2 flood zone.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 47 Pwynt Cyfeirnod / Ref Point 3.47 Maint y Safle (Ha) / Site Size (Ha) 4.44

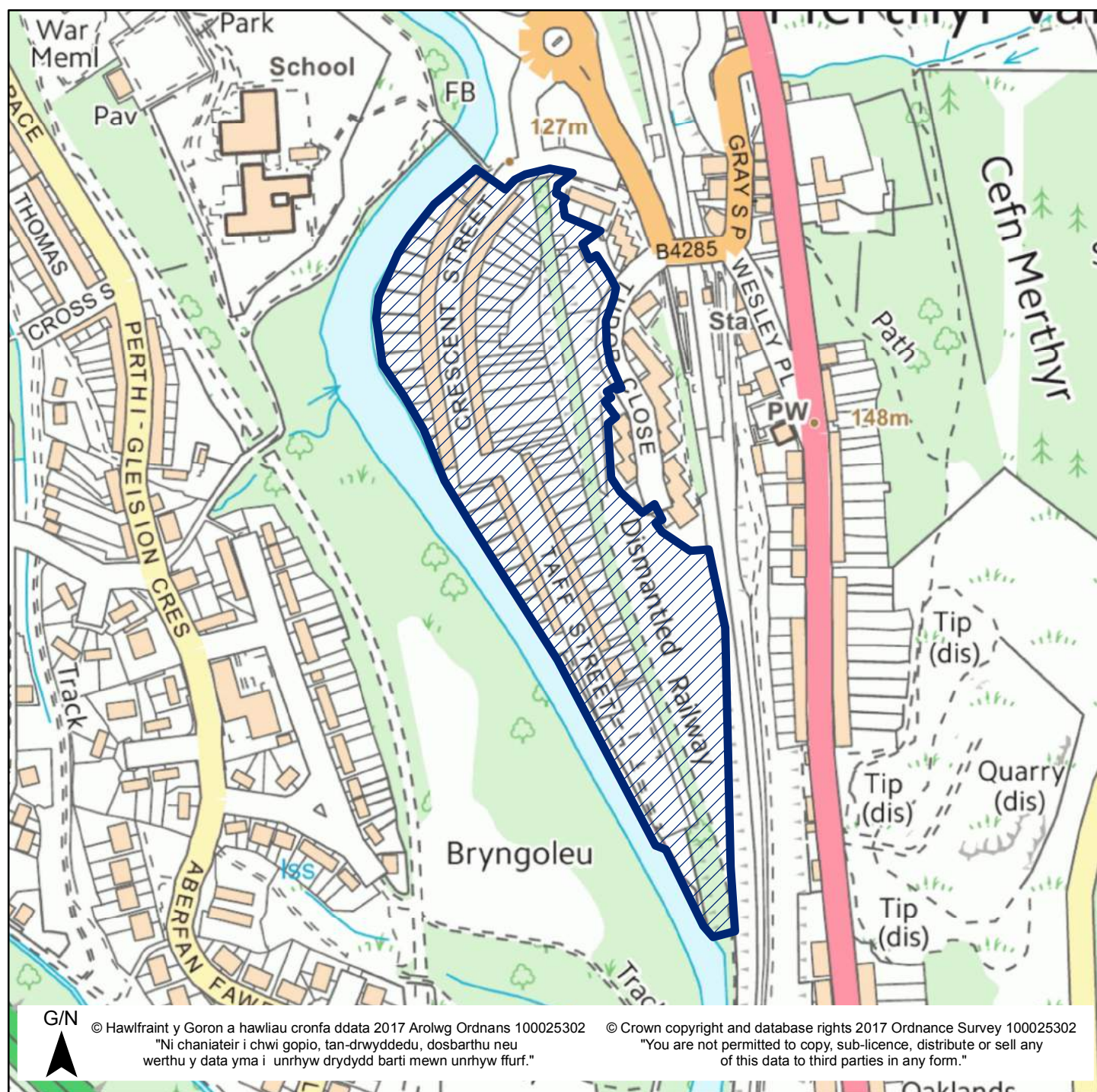
Enw'r Safle / Site Name Taff and Crescent Streets and Railway Sidings

Ward / Ward Merthyr Vale

Defnydd Cyfredol / Current Use Residential/Vacant land

Defnydd Arfaethedig / Proposed Use Residential/Mixed

Dwyreiniad / Easting: 307587 Gogleddiad / Northing 199415



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	47	Representor no:	253
Site Address:	Taff and Crescent Streets and Railway Sidings		
Area (Ha):	4.44		
Current Use(s):	Residential/vacant land		
Proposed Use(s):	Residential/mixed		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?	No		
If not, are all other land owners aware of this submission?	Yes		

SITE SUITABILITY ISSUES									
LAND TYPE	<table border="1"> <tr> <th>YES/NO</th> <th>COMMENTARY</th> </tr> <tr> <td>Is the site greenfield or brownfield?</td> <td>Brownfield The site consists of terraced streets and railway sidings</td> </tr> <tr> <td>Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)</td> <td>No n/a</td> </tr> <tr> <td>Is the site within an existing settlement?</td> <td>Yes The site is located within Merthyr Vale/Aberfan settlement</td> </tr> </table>	YES/NO	COMMENTARY	Is the site greenfield or brownfield?	Brownfield The site consists of terraced streets and railway sidings	Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No n/a	Is the site within an existing settlement?	Yes The site is located within Merthyr Vale/Aberfan settlement
YES/NO	COMMENTARY								
Is the site greenfield or brownfield?	Brownfield The site consists of terraced streets and railway sidings								
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No n/a								
Is the site within an existing settlement?	Yes The site is located within Merthyr Vale/Aberfan settlement								
LOCATION AND ACCESSIBILITY	<table border="1"> <tr> <th>YES/NO</th> <th>COMMENTARY</th> </tr> <tr> <td>Is the site easily accessible to local services and facilities by public transport, walking and cycling?</td> <td>Yes There are bus stops adjacent to site and Merthyr Vale Train station is within 600m of site. The Trevithick Trail runs adjacent to Eastern Boundary of site. The majority of local facilities (school, shop etc) are within 800m of the site.</td> </tr> </table>	YES/NO	COMMENTARY	Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes There are bus stops adjacent to site and Merthyr Vale Train station is within 600m of site. The Trevithick Trail runs adjacent to Eastern Boundary of site. The majority of local facilities (school, shop etc) are within 800m of the site.				
YES/NO	COMMENTARY								
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes There are bus stops adjacent to site and Merthyr Vale Train station is within 600m of site. The Trevithick Trail runs adjacent to Eastern Boundary of site. The majority of local facilities (school, shop etc) are within 800m of the site.								

Is the site currently accessible from the existing highway network?	Yes	A new access road and roundabout have been provided as part of wider 'Project Riverside' scheme
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	n/a
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?		n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	A railway line runs to the East of the site, but is screened by an area of planting/banking that separates the railway and the main developable plateau.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The Afon Taff SINC is located to the West of the site
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	The site includes a former mineral railway sidings. Railway ballast is unknown fill material.
Is the site affected by any existing planning designations or permissions?	no	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Yes, the majority of the site is in a C2 flood zone
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	'Project Riverside' scheme has delivered new school, flood infrastructure and new road. Development of this site will involve demolition of Taff and Crescent Street, properties that are in a flood risk area.

DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	No	n/a
SITE APPRAISAL SUMMARY		
The majority of the site is proposed for clearance due to long term flooding issues. The eastern section is potentially suitable for development, however most the site remains a C2 flood zone.		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site falls within a C2 flood zone, proposals for highly vulnerable development in Zone C2 should not be permitted.	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	DCWW area – Cilfynydd wastewater treatment works. There are no issues in providing this site with a water supply, though off-site mains will be required in order to connect to the existing network. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network.	n/a
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	Acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns. The former railway sidings will need investigation prior to development.	A ground investigation report will be required.

	A new spine road has recently been completed to the North of the Site.	
Environmental Health	The site includes a former mineral railway sidings. Railway ballast is unknown fill material. Parts of the site are within the 55-59.9dB boundary of the A4054. Noise should be considered prior to development.	Targeted sampling of former railway sidings.
Other internal consultees	<p>The site has a distinctive character associated with the River Taff which should be capitalised upon. Close proximity to the railway station should be enhanced to provide access to the transport infrastructure. Knotweed exists along the river at this point.</p> <p>The site has relatively low biodiversity value.</p>	A Japanese knotweed survey will be required.
OVERALL CONCLUSION AND NEXT STEPS	The assessment has identified that the allocation of the site for residential development would be inappropriate as existing flooding constraints breach the indicative levels set out in TAN15. The site could be considered against the policies of the Plan, therefore, allocation of the site is not considered necessary. Future detailed development proposals would need to consider any necessary flood mitigation works prior to redevelopment of the site.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 48 Pwynt Cyfeirnod / Ref Point 3.48 Maint y Safle (Ha) / Site Size (Ha) 0.34

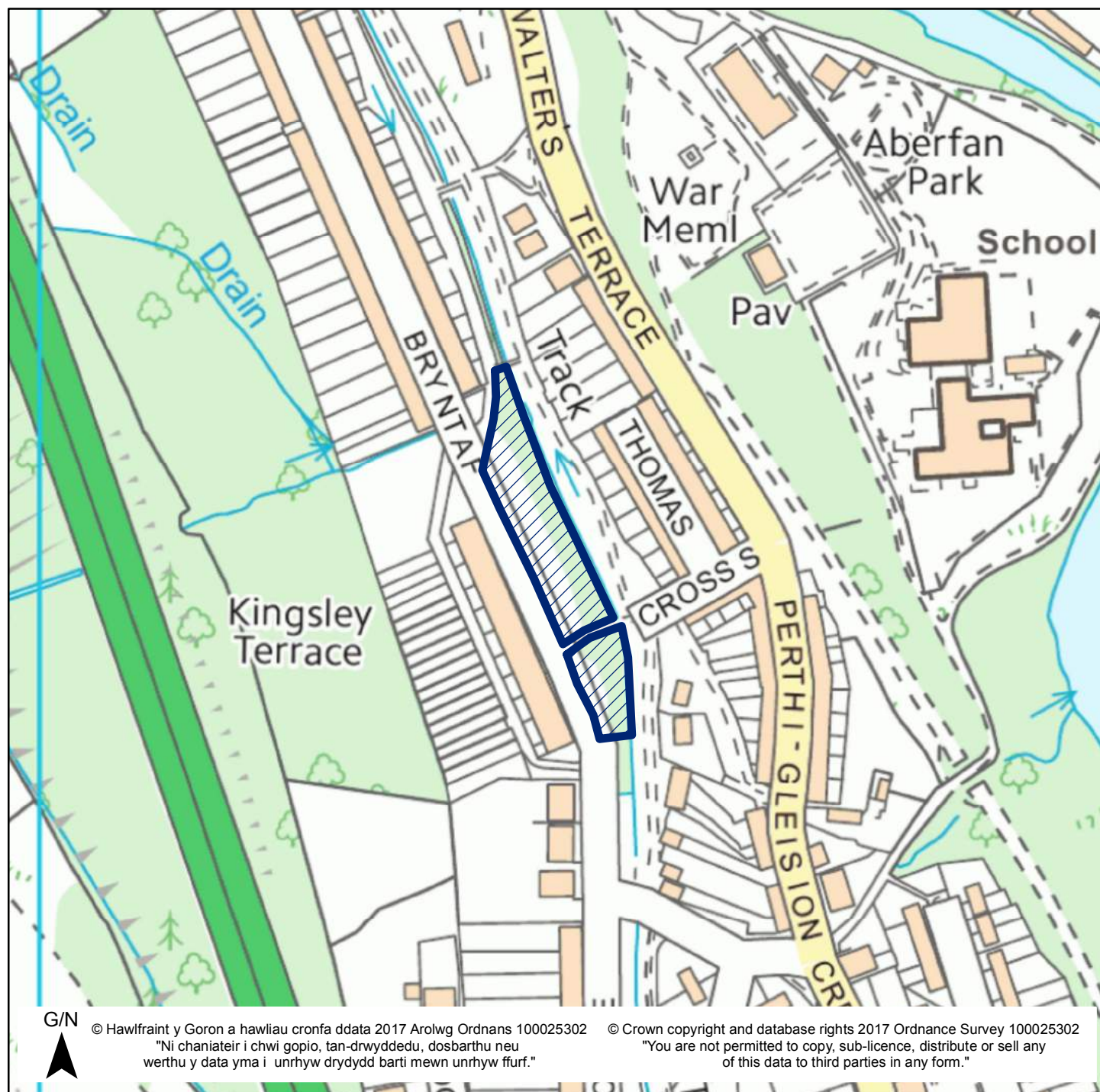
Enw'r Safle / Site Name Land opposite Kingsley Terrace, Aberfan

Ward / Ward Merthyr Vale

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 307224 Gogleddiad / Northing 199538



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS	
Site Reference /Representor no:	48/193
Site Address:	Land opposite Kingsley Terrace, Aberfan
Area (Ha):	0.34
Current Use(s):	Vacant land
Proposed Use(s):	Residential
OWNERSHIP	
Is the site wholly in the ownership of the proposer?	Yes (Mr B Hughes)
If not, are all other land owners aware of this submission?	n/a

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	n/a
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is located within Aberfan settlement boundary.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	YES	The site is located within 800m of the majority of local facilities in Aberfan.

Is the site currently accessible from the existing highway network?	YES	Yes, the site is accessed via the adopted highway at Bryntaf
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	n/a
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?		n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	Ground conditions have been dealt with as part of the planning application process.
Is the site affected by any existing planning designations or permissions?	Yes	Outline permission granted for 6 plots in 2012 (P/11/0294). Full permission for 8 dwellings granted on part of site in January 2018 (P/17/0245)
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The area subject to residential permission reflects the developable area.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	n/a
DELIVERABILITY AND VIABILITY (Residential	YES/NO	COMMENTARY

only)		
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	Construction due to commence Summer 2018
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	No	n/a
SITE SUITABILITY SUMMARY		
Site now has planning permission for residential development, with construction to commence on initial 8 units in summer 2018		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No Comment	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	<p>DCWW area – Cilfynydd wastewater treatment works.</p> <p>No issues identified with either water supply or sewerage network.</p> <p>The site is traversed by 27" and 800mm trunk water mains for which protection measures will be required in the form of easement widths or diversions.</p> <p>The site is traversed by a 225mm combined sewer for which protection measures will be required in the form of an easement width or diversion.</p>	Issues have been dealt with as part of planning application process
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	<p>Acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p> <p>All highways and drainage issues have been resolved via planning application process.</p>	n/a
Environmental Health	The site is unknown filled ground around a former mine shaft.	Issues have been dealt with as part of planning application process

	Random sampling across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection. PLUS Gas sampling if required by shaft age.	
Other internal consultees	<p>Development should maintain distinctive character of settlements and enhance presentation and access to transport links.</p> <p>Landscape scale ecological connectivity north-south to the east of the site. Biodiversity enhancements and protection should form part of development, including retain connective woodland/scrub vegetation north-south to the east of the site</p>	Issues have been dealt with as part of planning application process
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Other Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 49 Pwynt Cyfeirnod / Ref Point 3.49 Maint y Safle (Ha) / Site Size (Ha) 2.51

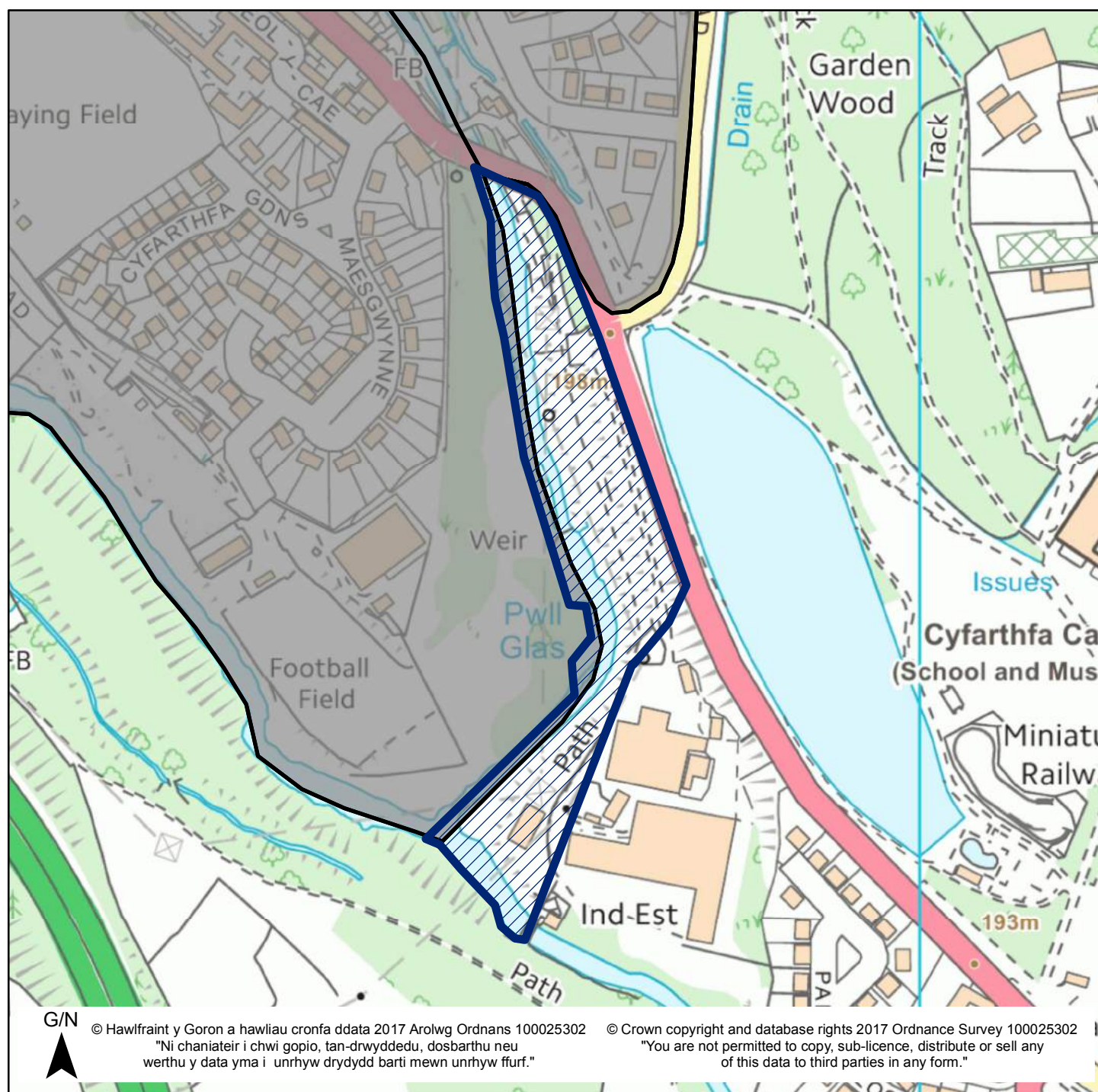
Enw'r Safle / Site Name Cyfarthfa Heritage Area Site 1

Ward / Ward Park

Defnydd Cyfredol / Current Use River/River Bank/Tourism/Leisure

Defnydd Arfaethedig / Proposed Use Protected as part of the Cyfarthfa Heritage Area

Dwyreiniad / Easting: 303785 Gogleddiad / Northing 207363



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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SITE DETAILS			
Site Reference:	49	Representor Number:	207 (Merthyr Tydfil Heritage Trust)
Site Address:	Cyfarthfa Heritage Area Site 1 Park		
Area (Ha):	2.51		
Current Use(s):	River/River Bank/Tourism/Leisure		
Proposed Use(s):	Protected as part of the Cyfarthfa Heritage Area (Site 57)		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No	
If not, are all other land owners aware of this submission?		Unknown (Private Ownership)	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	This site sits opposite Pontycfnau and Cyfarthfa Furnaces. There is a riverine environment alongside Taf Fechan incorporation historic lime kilns and later industrial buildings.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary and adjacent to the settlements of Gurnos and within proximity of Brecon road and Cefn Coed.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	Narrow steep access running through the site constrained between river and highway.
Is the site currently accessible from the existing highway network?	No	Unnamed private road runs through east of site i.e. not adopted highway. Brecon Road adjacent to site.

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	The site contains a SAM.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Historic Landscape HLCA012 includes transportation network, feeder and tramways for water and raw materials Cyfarthfa works. Cadw consultation and pre-determination archaeological work such as an initial desk-based assessment (DBA) would be necessary. The site lies within the Cyfarthfa Conservation Area.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The site lies adjacent to Cwm Taf Fechan Woodlands. A Linear green leisure corridor runs through the site. This site sits opposite Pontycfnau and Cyfarthfa Furnaces OSID: 37 to which culturally and historically this site is linked.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The site is adjacent to an existing EFI Industrial Estate already situated within the Cyfarthfa Heritage Area.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	European Protected Species are present on site and near the site. The site encompasses part of Cwm Taf Fechan SINC (No.15).
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	The area is designated for protection.
Is there a possibility that the site is contaminated?	Potentially.	The site was part of Cyfarthfa ironworks and includes lime kilns.
Is the site affected by any existing planning designations or permissions?	Yes	The site lies within the existing LDP Policy AS15 - Cyfarthfa Heritage Park area.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	The site lies within flood zone C2.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	N/A	The site includes part of the Taf Fechan. The historic character of the Cyfarthfa area should remain intact. Development would not improve this green space. There is a need to identify and capitalise on distinctive qualities of the Cyfarthfa Heritage Area through assessment to ensure key features are conserved and enhanced, with development respecting them/avoiding them where appropriate. The roadside landscape associated with this site forms a gateway and to the wider heritage area. Conservation and enhancement of the river corridor by improving

		access and use is paramount.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	The site would seek to promote tourism and protect heritage and habitats important for biodiversity and from development pressure. The site forms the Cyfarthfa Heritage Area which is subject to a HLF funding submission by the Council in partnership with the Merthyr Tydfil Leisure Trust and the proposed designation would help protect assets and provide a focus for appropriate leisure and tourism uses.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	N/A
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A
SITE SUITABILITY SUMMARY		
The site forms part of the Cyfarthfa Heritage Area identified to support the development of a heritage based visitor attraction to complement the offer of Cyfarthfa Castle and Park put forward for protection rather than development. A masterplan has been prepared to guide the future management of Cyfarthfa Castle, Park and Ironworks. The historic character of the Cyfarthfa area should remain intact and a designation could help manage this. There is a need to identify and capitalise on distinctive qualities of the Cyfarthfa Heritage Area through assessment to ensure key features are conserved and enhanced. Conservation and enhancement of the river corridor and improving access would be important in any future regeneration/restoration.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power	N/A	N/A
Water/Sewerage	N/A	N/A
Health	N/A	N/A
Education	N/A	N/A
Highways (including drainage)	Only access is privately maintained highway serving EFI Astex Industrial Estate.	N/A
Environmental Health	Ground investigation including sampling may be required if the ground is to be disturbed. This should be discussed with Environmental Health prior to sampling.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site is promoted to protect the Cyfarthfa Heritage Area and to support the development of a heritage based visitor attraction rather than to provide a new development site. The designation of the site would contribute towards the Plan's Heritage and Tourism objectives (9 & 15). The site is therefore recommended to form part of a wider 'Cyfarthfa Heritage Area' designation to support the development of a heritage based visitor attraction to complement the offer of Cyfarthfa Castle and Park	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 50 Pwynt Cyfeirnod / Ref Point 3.50 Maint y Safle (Ha) / Site Size (Ha) 0.48

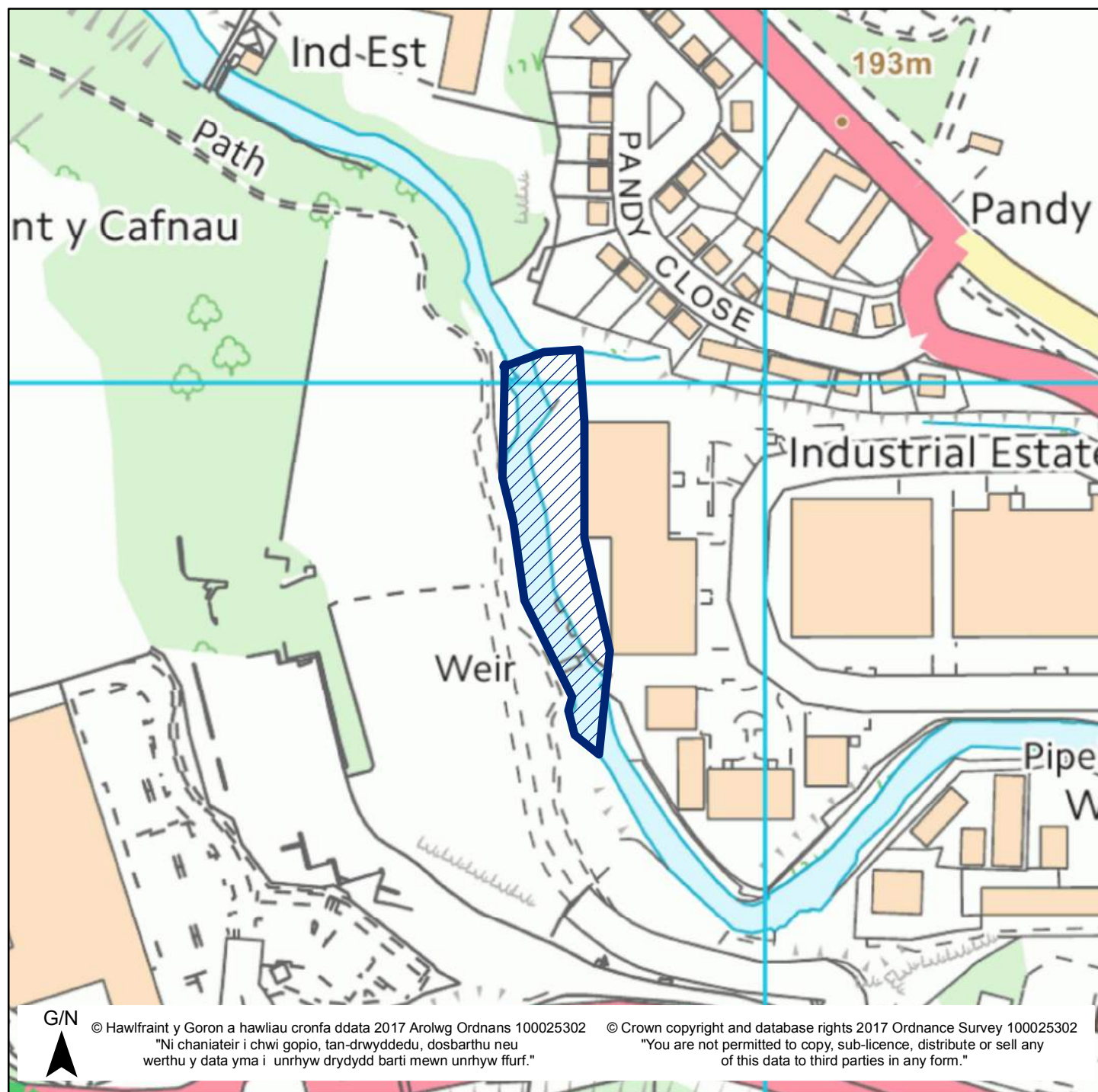
Enw'r Safle / Site Name Cyfarthfa Heritage Area Site 2

Ward / Ward Park

Defnydd Cyfredol / Current Use River/River bank

Defnydd Arfaethedig / Proposed Use Protected as part of the Cyfarthfa Heritage Area

Dwyreiniad / Easting: 303909 Gogleddiad / Northing 206938



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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SITE DETAILS			
Site Reference:	50	Representor Number:	207 (Merthyr Tydfil Heritage Trust)
Site Address:	Cyfarthfa Heritage Area Site 2 Park		
Area (Ha):	0.48		
Current Use(s):	River/River bank		
Proposed Use(s):	Protected as part of the Cyfarthfa Heritage Area (site 57).		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No	
If not, are all other land owners aware of this submission?		Unknown (Private Ownership)	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	The site forms part of a riverine landscape and includes part of the River Taf.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary and adjacent to the settlements of Gurnos and within proximity of Brecon Road and Cefn Coed.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The Taff Trail and Route1 (Cefn Coed High Street to Mormon Church) runs along to the west of the site.
Is the site currently accessible from the existing highway network?	No	The site lies to the rear of Cyfarthfa Industrial Estate accessed from Cyfarthfa Road. Accessibility is generally poor.

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	The site is within proximity to Scheduled Ancient Monument.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Historic Landscape HLCA012 transportation link between coke ovens and iron works, river crossings. An Assessment of Significant Impact of Development On the Historic Landscape (ASIDOHL) will be required. Cadw consultation and pre-determination archaeological work such as an initial desk-based assessment (DBA) would be necessary. The Cyfarthfa Conservation Area covers the majority of the site.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	Forms part of the Cyfarthfa Park and Heritage Area. Nearest open space is located on the opposite side of River Taff Pontycafnau and Cyfarthfa Furnaces OSID: 37 and there are cultural and historical links to the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The River Taff runs through the site. The eastern bank is adjacent to the existing reasonably well maintained Cyfarthfa Industrial Estate already situated with the Cyfarthfa Heritage Area.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The site lies within Cwm Taf Fechan SINC (No.15).
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	The site was part of Cyfarthfa ironworks. It was the area used for iron and steel manufacture and the location of spoil heaps.
Is the site affected by any existing planning designations or permissions?	Yes	The site lies within the existing LDP Policy AS15 - Cyfarthfa Heritage Park area.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	The site lies within flood zone C2.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	N/A	Constrained by existing development, this narrow and small river side site contains little opportunity for development.

WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	The site would seek to promote tourism and protect heritage and habitats important for biodiversity and from development pressure. The site would form part of the Cyfarthfa Heritage Area which is subject to a HLF funding submission by the Council in partnership with the Merthyr Tydfil Leisure Trust. The proposed designation would help protect assets and provide a focus for appropriate leisure and tourism uses.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	N/A
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A
SITE SUITABILITY SUMMARY		
The site forms part of the Cyfarthfa Heritage Area identified to support the development of a heritage based visitor attraction to complement the offer of Cyfarthfa Castle and Park and is put forward for protection rather than development. The site links with a larger protection area promoted under Candidate site 51.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No Comment	N/A
Power	N/A	N/A
Water/Sewerage	N/A	N/A
Health	N/A	N/A
Education	N/A	N/A
Highways (including drainage)	No comment	N/A
Environmental Health	Ground investigation including sampling may be required if the ground is to be disturbed. This should be discussed with Environmental Health prior to sampling. The site is to the rear of an industrial estate. Noise sensitive uses should be carefully considered however tourism is not normally considered noise sensitive.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site is promoted to protect the Cyfarthfa Heritage Area and to support the development of a heritage based visitor attraction rather than to provide a new development site. The designation of the site would contribute towards the Plan's Heritage and Tourism objectives (9 & 15). The site is therefore recommended to form part of a wider 'Cyfarthfa Heritage Area' designation to support the development of a heritage based visitor attraction to complement the offer of Cyfarthfa Castle and Park.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 51 Pwynt Cyfeirnod / Ref Point 3.51 Maint y Safle (Ha) / Site Size (Ha) 0.53

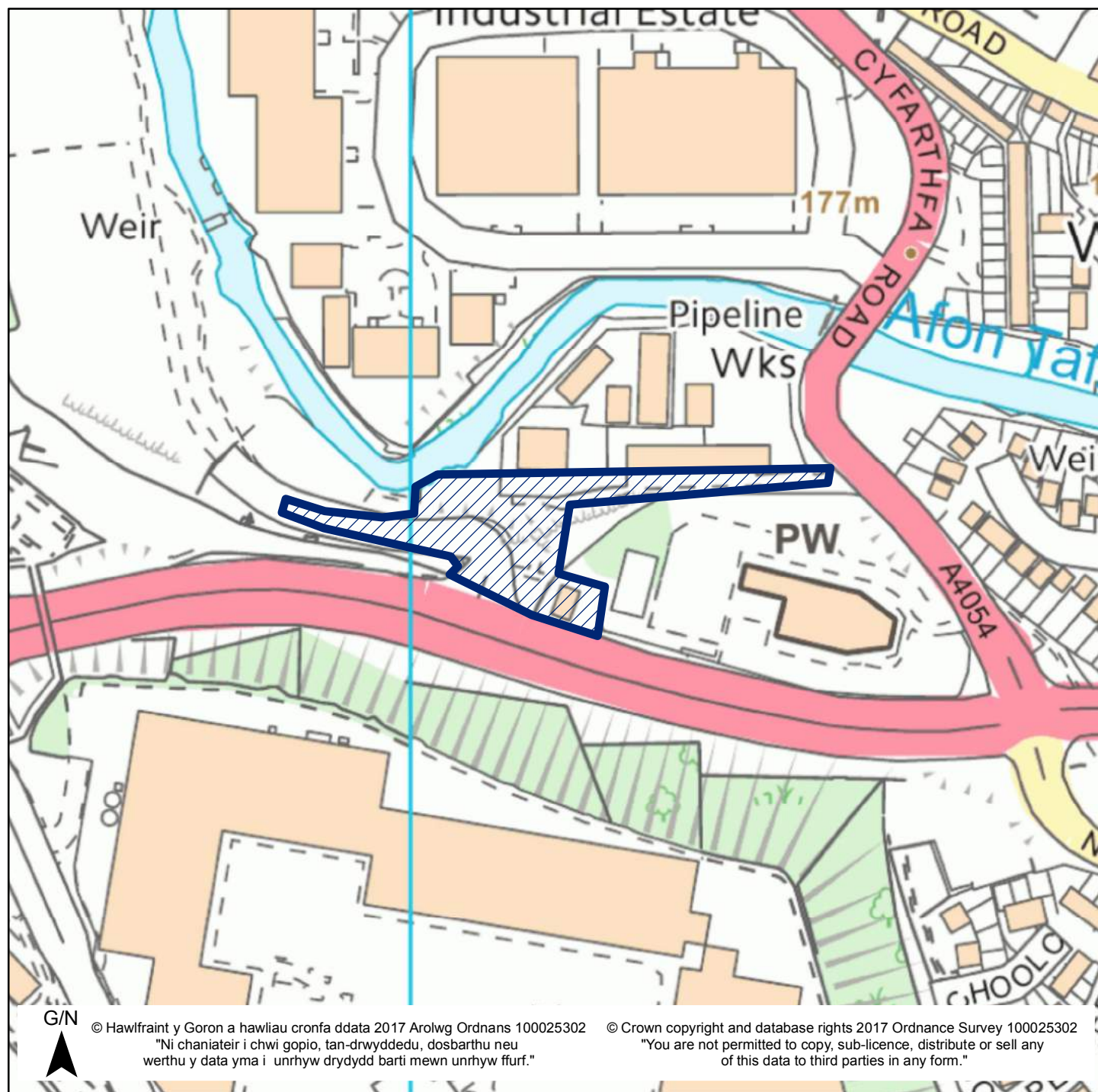
Enw'r Safle / Site Name Cyfarthfa Heritage Area Site 3

Ward / Ward Park

Defnydd Cyfredol / Current Use Core Highway/Wood/Grass land/Residential

Defnydd Arfaethedig / Proposed Use Protected as part of the Cyfarthfa Heritage Area

Dwyreiniad / Easting: 304053 Gogleddiad / Northing 206746



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	51	Representor Number:	207 (Merthyr Tydfil Heritage Trust)
Site Address:	Cyfarthfa Heritage Area Site 3		
Area (Ha):	0.53		
Current Use(s):	Core Highway/Wood/Grass land/Residential		
Proposed Use(s):	Protected as part of the Cyfarthfa Heritage Area (Site 57).		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No	
If not, are all other land owners aware of this submission?		Yes, although the site is in mixed ownerships (MTCBC and Private Ownership)	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	Contains non-classified green space and part of the River Taff. The site is comprised of industrial and post-industrial land located between the A4012 and industrial estates at Cyfarthfa.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary and adjacent to the settlements of Gurnos and within proximity of Brecon road and Cefn Coed.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The Taff Trail (PROW) runs through the site and Active Travel Route 12 (Mormon Church to Gellideg) runs along the south of the site parallel with the A4012 and Active Travel Route 1 (Cefn Coed high Street to Mormon Church) runs through the site.
Is the site currently accessible from the existing highway network?	No	A4012 (Swansea Road) and A4054 (Cyfarthfa Road) that run adjacent to the site are adopted principle roads. There are also unclassified routes and adopted / non-

		adopted footways linking to the site.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Historic Landscape HLCA009 transportation links to Cyfarthfa ironworks, sluices, feeder and Tramroad. Cadw consultation and pre-determination archaeological work such as an initial desk-based assessment (DBA) would be necessary. Small portion of site to the east lies within Cyfarthfa Conservation area.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The site forms part of the Cyfarthfa Park and Heritage Area. A Linear Green Leisure Corridor (Taff Trail) runs through the site. Nearest open space opposite side of River Taff Pontycfau and Cyfarthfa Furnaces OSID: 37 to which culturally and historically this site is linked.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The site lies adjacent to the Cyfarthfa Industrial Estate to the north and the Cyfarthfa Road Industrial Estate to the south east, situated within the Cyfarthfa Heritage Area. The River Taff touches the north west corner of the site.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	Part of the site crosses Cwm Taf Fechan SINC (No.15).
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	The site was part of Cyfarthfa ironworks. It includes a number of tramways.
Is the site affected by any existing planning designations or permissions?		The site lies within the existing LDP Policy AS15 - Cyfarthfa Heritage Park area.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	The site lies within flood zone C2.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	N/A	The site is proposed for protection from development. It is constrained by existing development, this site contains little opportunity for development and includes Castle View Bungalow.

WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	The site would seek to promote tourism and protect heritage and habitats important for biodiversity and from development pressure. The site would form part of the Cyfarthfa Heritage Area which is subject to a HLF funding submission by the Council in partnership with the Merthyr Tydfil Leisure Trust. The proposed designation would help protect assets and provide a focus for appropriate leisure and tourism uses.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	N/A
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A
SITE SUITABILITY SUMMARY		
The site forms part of the Cyfarthfa Heritage Area identified to support the development of a heritage based visitor attraction to complement the offer of Cyfarthfa Castle and Park and is put forward for protection rather than development. The site links with a larger protection area promoted under Candidate site 54.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power	N/A	N/A
Water/Sewerage	N/A	N/A
Health	N/A	N/A
Education	N/A	N/A
Highways (including drainage)	No comment	N/A
Environmental Health	Ground investigation including sampling may be required if the ground is to be disturbed. This should be discussed with Environmental Health prior to sampling. The site is within the 55-59.9dB boundary of the A4102. Noise sensitive uses should be carefully considered. Tourism is not normally considered noise sensitive.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site is promoted to protect the Cyfarthfa Heritage Area and to support the development of a heritage based visitor attraction rather than to provide a new development site. The designation of the site would contribute towards the Plan's Heritage and Tourism objectives (9 & 15). The site is therefore recommended to form part of a wider 'Cyfarthfa Heritage Area' designation to support the development of a heritage based visitor attraction to complement the offer of Cyfarthfa Castle and Park.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 52 Pwynt Cyfeirnod / Ref Point 3.52 Maint y Safle (Ha) / Site Size (Ha) 0.12

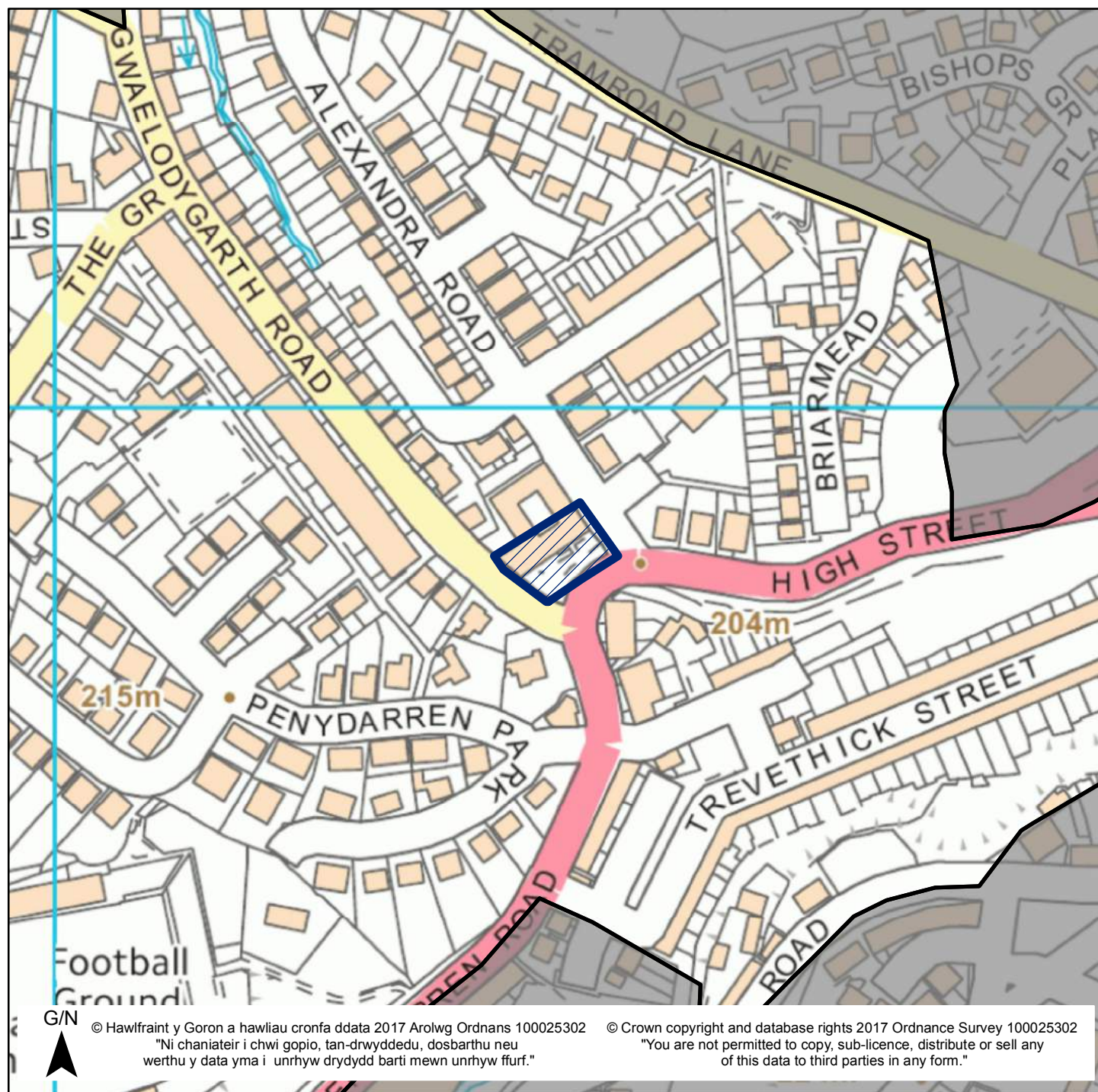
Enw'r Safle / Site Name Former Merthyr Care Home, Penydarren Road

Ward / Ward Park

Defnydd Cyfredol / Current Use Vacant Building

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305218 Gogleddiad / Northing 206936



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	52	Representor Number:	188 (Mr A Collins)
Site Address:	Former Merthyr Care Home, Penydarren Road		
Area (Ha):	0.2		
Current Use(s):	Vacant Building		
Proposed Use(s):	Residential (up to 23 units)		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No	
If not, are all other land owners aware of this submission?		Yes (Privately owned).	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	N/A
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary and adjacent to the settlements of within proximity of Penydarren and on the outskirts of the Town Centre.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is well located to public transport and is situated on the fringe of Town Centre, 1Km from the Central Bus and Train Stations. There are bus stops located on Penydarren Road (1, 2, 35 & X4) in front of the building and further along (1, 2, 28, 33, 35 & 38) and Gwaelodygarth (33). An Active Travel Proposed Route MT35 (Penydarren to Merthyr Town Centre) is proposed within the next 5 years to the south of the site along the High Street.
Is the site currently accessible from the existing highway	Yes	The site is located on the corner of Penydarren Road/Gwaelodygarth (adopted

network?		principle classified and rural unclassified and adopted footway).
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Historic Landscape HLCA003 Merthyr Tydfil General Hospital built 1888, architecturally and culturally significant red brick building, includes Medieval cross base from the adjoining crossroads. Archaeological work will be required, which may be pre-determination or which can be conditioned, but which will require undertaking to mitigate the impact of any development. The Site lies within Town Centre Conservation Area.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	Locally listed Building - Information in the Historic Environment Record, notes that the site relates to the Former Merthyr Tydfil General Hospital, constructed in 1888 by Sir W T Lewis (Lord Merthyr) with financial support from the Marquess of Bute and public subscription. During the construction of the hospital, Rev. D Lewis noted the base of a medieval cross, which was then incorporated into a wall of the hospital (see also Merthyr Tydfil Town Centre Conservation Area Appraisal page 45).
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	The site has very limited biodiversity potential; however birds or bats are most likely. A thorough survey for bats was conducted and no evidence for bat roosts was revealed, however easy access for bats into the damaged roof structure may mean occasional day roosting will occur. Although this is assessed to be a very low risk a bat/bird survey would be required.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	The site was a former hospital. There may be biological, chemical or radiological contamination, and asbestos.
Is the site affected by any existing planning designations or permissions?	Yes	There is recent planning consent for the conversion of the former nursing home to accommodate 23 dwellings (P/16/0033).

PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes No	N/A
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	N/A
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	Detailed plans were prepared as part of the planning application for the conversion of the building (P/16/0033). A Bat Survey was undertaken in July 2016.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Although there is good access from High Street, there is a lack of on-street parking. High quality civic buildings should be associated with high quality external spaces and retention of historic urban fabric, use of green infrastructure in the form of street trees to the fore. Advice must be sought from Natural Resources Wales or if this is not possible, then from a bat ecologist who holds a licence to disturb bats prior or during any demolition works. Information on biodiversity enhancements would also be required.
SITE SUITABILITY SUMMARY		
The site comprises the former general hospital located within the Town Centre Conservation area and currently benefits from an extant planning permission. Vehicular access to the site would be made via High Street with some off-road parking. Development of the site would enable it to be refurbished and brought back into use incorporating existing street trees. Whilst some ecological issues have been identified these are not considered to be insurmountable.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	Advice should be sought from Natural Resources Wales in relation to Bats.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	No specific infrastructure constraints have been raised however developers should consult with utility providers to inform detailed development proposals.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply. The site is traversed by a 3" distribution water main for which protection measures will be required in the form of an easement width or diversion.	Protection measures will be required in the form of an easement width or diversion in order to maintain the integrity of the asset and allow for access if required.
Health	No Comment	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	N/A
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.	Conditions attached to planning permission in relation to extended double yellow lines at the junction of high Street and Gwaelodygarth.
Environmental Health	A Phase 1 investigation is required to determine hospital procedures. Sampling may be required based on the findings. This should be discussed with Environmental Health prior to sampling.	Ground investigations survey would be necessary. The site is likely to be within guideline assessment criteria, meaning it is suitable for the proposed use. Conditions were attached to planning permission in relation to noise from demolition works.
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	



Dwyreiniad / Easting: 305001 **Gogleddiad / Northing** 206596



SITE DETAILS			
Site Reference:	53	Representor Number:	188 (Mr A Collins)
Site Address:	YMCA, Penydarren Road, Pontmorlais Park		
Area (Ha):	0.09		
Current Use(s):	Vacant Building		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No. In March 2014 the property was sold to the Cambrian Heritage Regeneration Trust (CHRT)	
If not, are all other land owners aware of this submission?		Unknown.	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	Existing derelict buildings cover the majority of the site.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement area located in Merthyr Tydfil Town/Pontmorlais.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	A fringe of Town Centre location. The bus and train stations are less than 1Km away.
Is the site currently accessible from the existing highway network?	Yes	The site can be accessed from Pontmorlais West and Park Terrace to the rear (adopted highways) and private roads. However, currently no access is available into the YMCA from Park Terrace.

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	The YMCA was established in Merthyr Tydfil between 1900 and 1903. The 1911 Grade II Listed building was designed as a hostel by Sir Percy Thomas twice President of the Royal Institute of British Architects, in Edwardian Baroque style, with red brick and terracotta dressings. It originally included a shop, café, small halls billiard rooms and a rifle range. Later used as a District Education Office until 1989. Record Building and retain architectural features.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site lies within the Town Centre Conservation Area and adjacent to Morgantown Conservation Area and the Historic Landscape character area HLCA003.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The site lies within the Town Centre THI and Article 4 Direction - Pontmorlais. Development should retain historic character of the town centre area.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	N/A
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	The site is the ruin of the YMCA building and there is a risk of asbestos.
Is the site affected by any existing planning designations or permissions?	Yes	The site has the following recent planning history: P/13/0303 – LBC for removal of collapsed roof and masonry to top floor. P/16/0122 – FA for conversion of building to 11 offices and associated works including car spaces and cycle shelter. P/16/0123 – LBC for conversion of building to 11 offices and associated works.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	A steeply sloping site above the A4102 Pontmorlais West. The embankment separates the main entrance from the busy road below. No access is available to the site from Park Terrace; a crossover point would be required. There are existing

		mature trees along Park Terrace. There are severe constraints on open space within the Park Ward. There is a complete absence of growing space and play space within the ward.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	N/A
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (E.g. any technical feasibility studies or development viability appraisals).	Not for proposed use.	The Cambrian Heritage Regeneration Trust (CHRT), a Building Preservation Trust was set up to rescue this building and has received a Heritage Enterprise grant. Conservation Transport Statements, a Structural Survey and Protected Species Report were submitted with an application for Change of use to Offices.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The building appeared in the Historical Buildings at risk – Register of Buildings at risk in Merthyr Tydfil Part 1 – April 2000. An up-dated survey was carried out by the Handley Partnership in 2011 and included in An Historic Condition database on DVD and summary document. The current condition of the building is extremely poor, as much of the interior and roof were destroyed by a fire incident in 2003. The main structural elements are serviceable but many need replacing. Birds are nesting in the roof space.
SITE SUITABILITY SUMMARY		
The site comprises a derelict listed building which has been vacant for a number of years. The embankment separates the main entrance from the busy road below making this entrance safer and more attractive, however a new access to Park Terrace would be required, where there is the possibility of accommodating on-site parking. The four storey building has a central staircase with many windows which would lend itself to conversion to flats. However, although any development proposal could bring the building back into beneficial use it is unlikely that the building could be restored to its original condition, particularly where features have been lost or modernised.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	N/A
Health	No Comment	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	N/A
Highways (including drainage)	Existing highway access available from A4102 (no parking) and from Park Terrace with minimal on-street parking so that local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a comprehensive transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal. Ground condition survey may be required. The proposal is considered to be acceptable in principle.	N/A
Environmental Health	If an audit trail for asbestos cannot be established random sampling will be necessary. This should be discussed with Environmental Health prior to sampling.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site forms part of the Grade II listed building located in the Town Centre Conservation Area. Whilst any development proposal could bring a derelict listed building back into beneficial use many features have been lost or modernised and it is unlikely that the building could easily be restored to its original condition. While development may be possible, the assessment has identified concerns that the proposed residential conversion would not be deliverable within the Plan period. Consequently, allocation of the site is not recommended for inclusion in the Deposit Plan. However, this does not preclude any redevelopment proposals coming forward for consideration under the other policies of the Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 54 Pwynt Cyfeirnod / Ref Point 3.54 Maint y Safle (Ha) / Site Size (Ha) 9.83

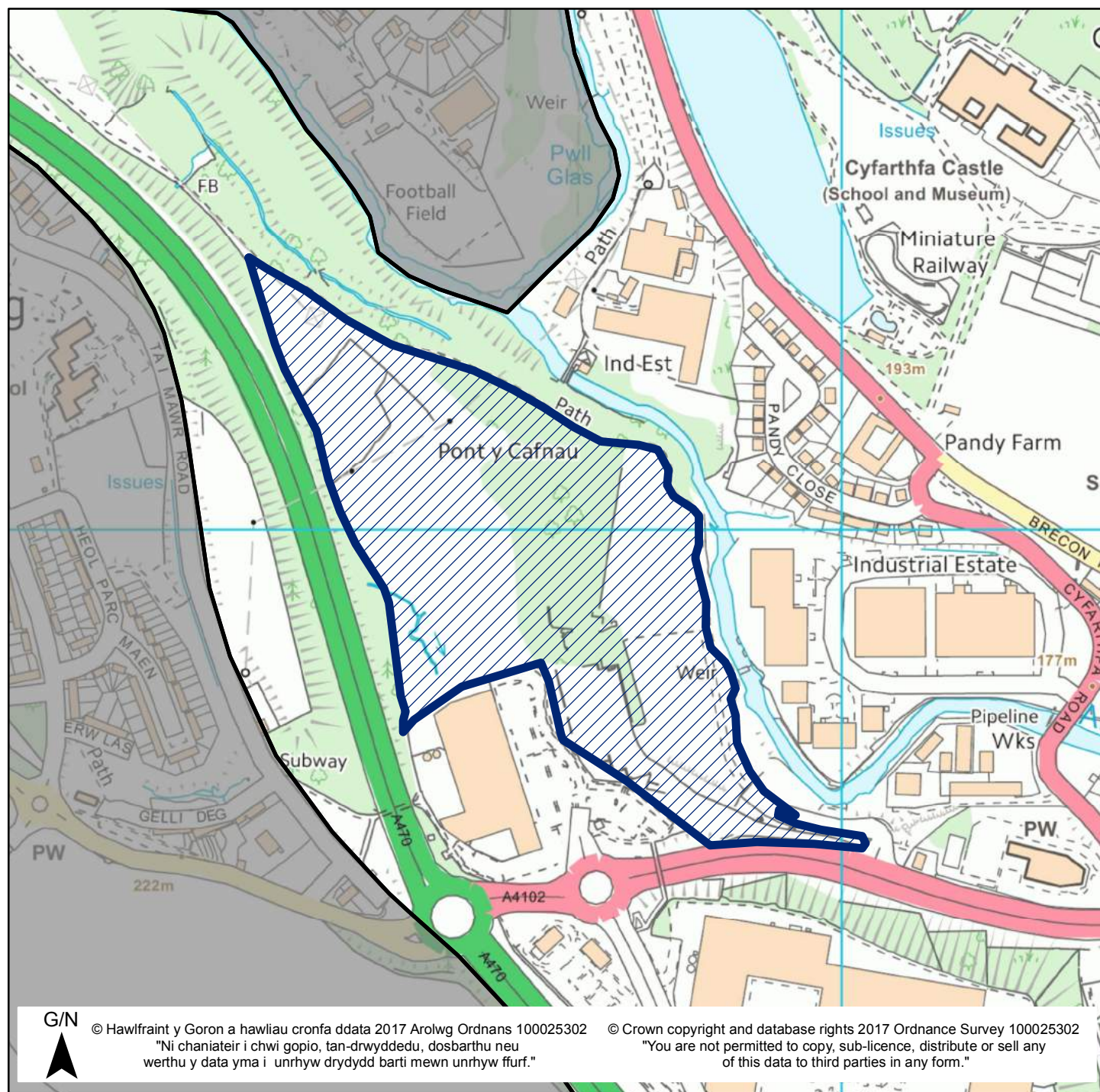
Enw'r Safle / Site Name Pontycafnau

Ward / Ward Park

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Tourism

Dwyreiniad / Easting: 303730 Gogleddiad / Northing 206971



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	54	Representor Number:	253
Site Address:	Pontycafnau Park		
Area (Ha):	9.83		
Current Use(s):	Vacant land		
Proposed Use(s):	Tourism (also forms part of the larger Cyfarthfa Park and Heritage Area site 57).		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Both	The site is classified as open space known as 'Ironworks Park' (forming part of a larger open space which includes the 'finger tip' identified in the Open Space Strategy Action Plan (page 42). The whole site was previously developed as part of the former ironworks now heritage (see below).
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary and adjacent to the settlements of Gurnos and within proximity of Brecon Road and Cefn Coed.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	A PROW meets the site to the south and circumvents the site to the north/north east Active Travel Route 1 (Cefn Coed high Street to Mormon Church). Active Travel Route 16 (Taff trail to Gellideg Subway a national cycle route runs through the site in a north/south direction and joins Active Travel Route 5 (Pontycafnu Bridge to Mormon

		Church).
Is the site currently accessible from the existing highway network?	Yes	Via existing access road A4102 (Adopted principle plus classified and rural unclassified routes).
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	Scheduled Ancient Monument (SAM) GM425 Cyfarthfa Blast Furnaces, ironworks, transportation network, feeder and tramways for water and raw materials to Cyfarthfa works. The Bridge of Troughs (Pontycafnau) a 14.2 metre long truss bridge built over the River Taff is situated on the northern boundary of the site a Grade II* Listed Building and SAM.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Cadw consultation and pre-determination archaeological work such as an initial desk-based assessment would be necessary. The site lies within Cyfarthfa Conservation Area and within the Historic Landscape character area HLCA012.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	Semi natural habitat. Consists of open Space Pontycafnau and Cyfarthfa Furnaces OSID: 37, within the Open Space Strategy. Development presumed to be in association with the heritage and tourist interests of the site. The site forms part of the Cyfarthfa Park and Heritage Area. Development presumed to be in association with the heritage and tourist interests of the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	However, part of the site to the west houses a demolished transport haulage yard.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	European Protected Species exist near site. The site also contains the Cwm Taf Fields and Cefn Coed Tip SINC (No.13).
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	The site is part of the Cyfarthfa ironworks. It is an area of mining and some coke ovens. It was later described as a refuse tip.
Is the site affected by any existing planning designations or permissions?	Yes	The site lies within the existing LDP Policy AS15 - Cyfarthfa Heritage Area.

PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	The site lies within flood zone C2.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	N/A	SAMs are present on site and the site is prone to surface water flooding.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	The site would seek to promote tourism and protect heritage and habitats important for biodiversity and from development pressure. The site would form part of the Cyfarthfa Heritage Area which is subject to a HLF funding submission by the Council in partnership with the Merthyr Tydfil Leisure Trust. The proposed designation would help protect assets and provide a focus for appropriate leisure and tourism uses.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	N/A
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A
SITE SUITABILITY SUMMARY		
The site forms part of the Cyfarthfa Heritage Area identified to support the development of a heritage based visitor attraction to complement the offer of Cyfarthfa Castle and Park and is put forward for protection rather than development. The site links with a larger protection area promoted under Candidate site 51. This part of the area could be extended to include the ‘fingertip’ section of the public open space to the north as identified in the open space strategy.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power	N/A	N/A
Water/Sewerage	DCWW area - Cilfynydd (Partially) wastewater treatment works (WwTW). There are no issues in providing this site with a water supply. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site.	The site is traversed by a 6" combined public sewer for which protection measures will be required in the form of an easement width or diversion.
Health	No Comment	N/A
Education	N/A	N/A
Highways (including drainage)	Existing highway access available from A4102 although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a comprehensive transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal. Site suffers from surface water flooding. A Watercourse passing through the site discharges into the River Taff. A ground and contamination survey conducted in the past requires up-dating. A topography survey is required. Structural surveys of furnaces and long wall are essential including remedial action and long term maintenance regime/funding. The proposal is considered to be acceptable in principle.	N/A
Environmental Health	Sampling as required if ground is to be disturbed. This should be discussed with Environmental Health prior to sampling. Landfill gas should be considered if any enclosed structures are proposed. The site is within the 55-64.9dB boundary of the A4102. Noise sensitive uses should be carefully considered. Tourism is not normally considered noise sensitive.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site is promoted to protect the Cyfarthfa Heritage Area and to support the development of a heritage based visitor attraction rather than to provide a new development site. The designation of the site would contribute towards the Plan's Heritage and Tourism objectives (9 & 15). The site is therefore recommended to form part of a wider 'Cyfarthfa Heritage Area' designation to support the development of a heritage based visitor attraction to complement the offer of Cyfarthfa Castle and Park. The designation will also include the 'fingertip' area of open space.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 56 Pwynt Cyfeirnod / Ref Point 3.56 Maint y Safle (Ha) / Site Size (Ha) 0.45

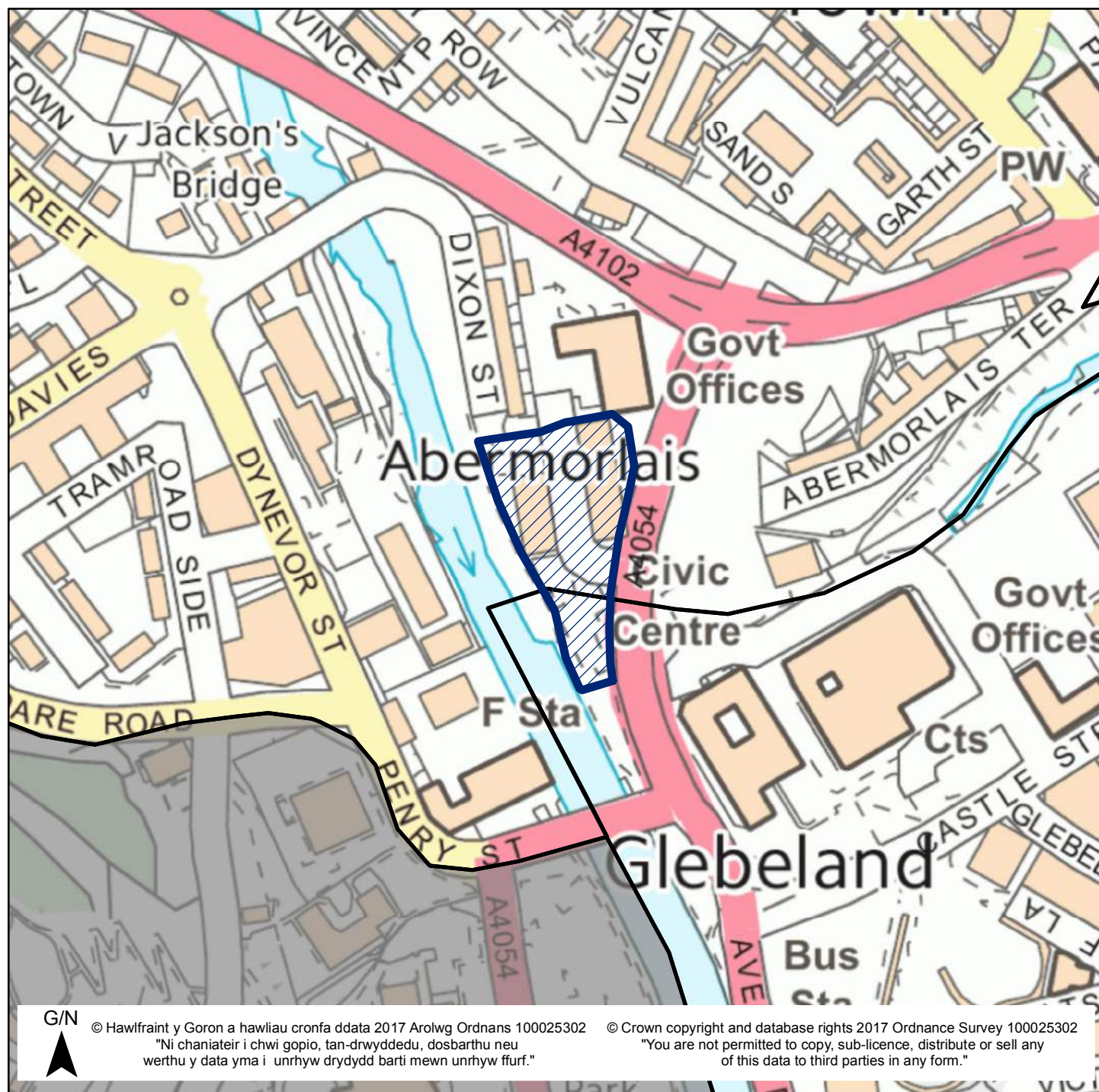
Enw'r Safle / Site Name Ty Keir Hardie/ Martin Evans House

Ward / Ward Park/Town

Defnydd Cyfredol / Current Use Offices

Defnydd Arfaethedig / Proposed Use Commercial

Dwyreiniad / Easting: 304653 Gogleddiad / Northing 206373



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	56	Representor Number:	252
Site Address:	Ty Keir Hardie / Martin Evans House Park/Town		
Area (Ha):	0.45		
Current Use(s):	Offices		
Proposed Use(s):	Commercial		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (Private Ownership)	
If not, are all other land owners aware of this submission?		No	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	Existing Office buildings
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	Merthyr Tydfil Town Centre
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	Green Leisure Corridor carrying the Taff Trail, PROW (BKL254) and Active Travel Route 7 (Mormon Church to Fire Station) runs adjacent to western boundary of the site. Less than half a Km from Bus and train stations and town Centre services.

Is the site currently accessible from the existing highway network?	Yes	Good access from Dixon Street and Avenue De Clichy A4054 (Adopted principle, classified and rural unclassified routes & Adopted footway).
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	Unlikely to be any adverse impact on historic assets or the historic environment that would require mitigation.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site lies within the Historic Landscape character area HLCA002 however the site is formed by existing buildings within the town centre.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	Linear green Leisure corridor (Taff Trail) and River Jackson Bridge open space.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	Adjacent to offices and residential uses.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	Adjacent to Afon Taf SINC (No.58).
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	No	N/A
Is the site affected by any existing planning designations or permissions?	No	N/A
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Located within flood zone C2.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	Site offers little scope for further development and would involve the reuse of the existing buildings.

WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	N/A
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	N/A
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A
SITE SUITABILITY SUMMARY		
The site includes vacant 1990’s office buildings comprising the five storeys Kier Hardy House (vacant for over five years) and Martin Evans House (recently vacated by Merthyr Valley Homes) situated within the Town Centre. Access to the site is from the residential streets of Avenue De Clichy and Dixon Terrace, with some dedicated off–street parking. Part of the site lies within flood zone C2 meaning any proposal would need to satisfy the TAN15 justification and acceptability criteria. Whilst the site is accessible to all town Centre services including public transport, the site offers little scope for further development.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power - electric	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. Should any proposal require discharge trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). Additionally, dependant on the processes involved, an element of pre-treatment may also be required. There are no issues in providing this site with a water supply.	The site is traversed by a 700mm combined public sewer and a 150mm foul sewer for which protection measures will be required in the form of easement widths or diversions.
Health	N/A	N/A
Education	N/A	N/A
Highways (including drainage)	Acceptable existing highway access available from A4054, which is not adopted and on street parking is a concern. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.	N/A
Environmental Health	No Comment	N/A
OVERALL CONCLUSION AND NEXT STEPS	Although the site assessment does not identify any insurmountable constraints to development the existing employment use would be protected under policies of the Deposit Plan. Additionally given the site's Town Centre location alternative proposals could also be considered under the policies of the Plan. Therefore the allocation of the site within the Plan is not considered necessary.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 57 Pwynt Cyfeirnod / Ref Point 3.57 Maint y Safle (Ha) / Site Size (Ha) 90.56

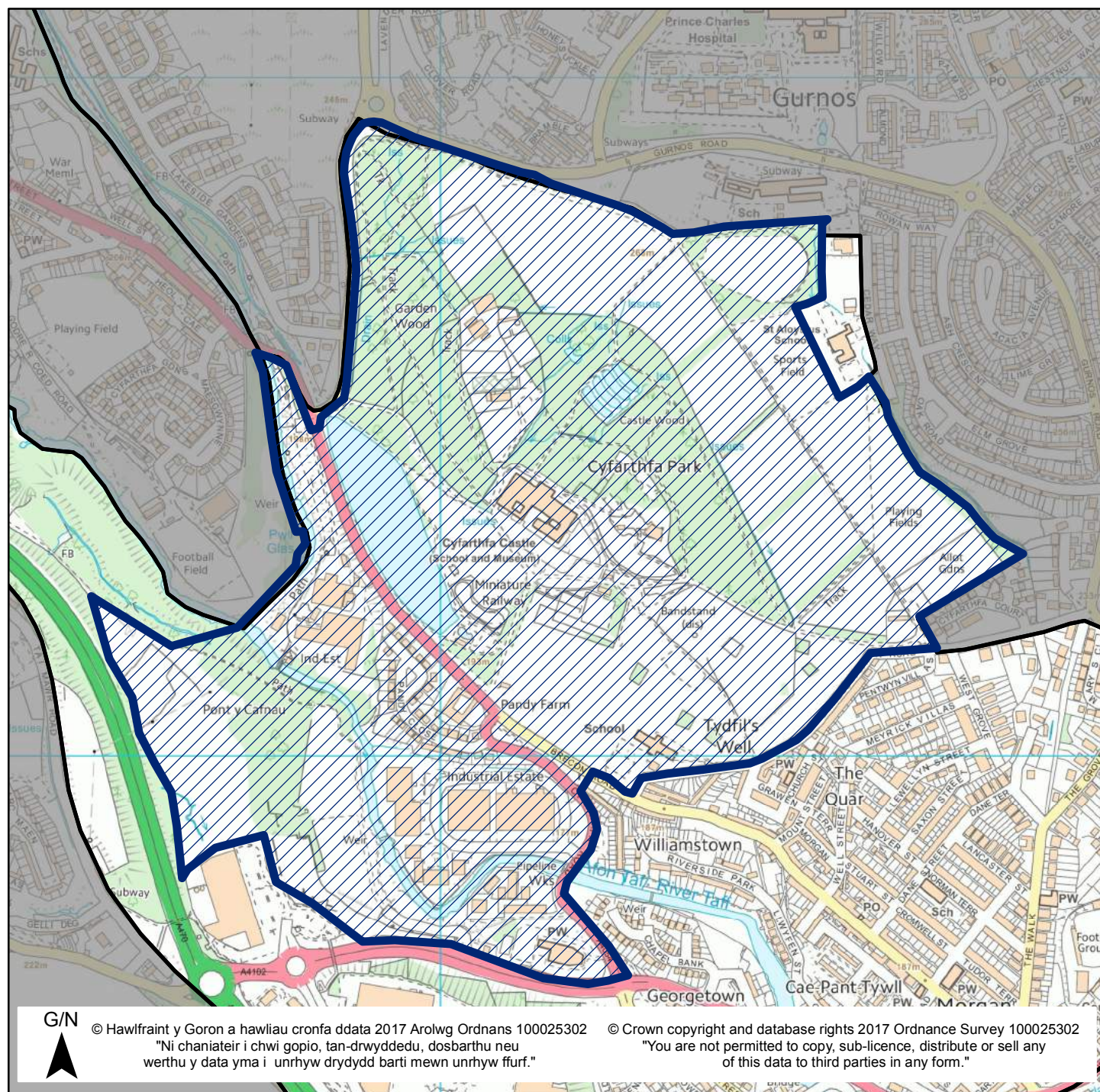
Enw'r Safle / Site Name Cyfarthfa Park and Heritage Area

Ward / Ward Park

Defnydd Cyfredol / Current Use Mixed

Defnydd Arfaethedig / Proposed Use Cyfarthfa Heritage Area

Dwyreiniad / Easting: 304147 Gogleddiad / Northing 207293



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

Cofrestr Safle Ymgeisydd - Gorffennaf 2017/ Candidate Sites Register- July 2017

SITE DETAILS			
Site Reference:	57	Representor Number	252
Site Address:	Cyfarthfa Park and Heritage Area Park		
Area (Ha):	90.56		
Current Use(s):	Mixed		
Proposed Use(s):	Cyfarthfa Heritage Area (also includes sites 49, 50, 51 & 54)		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (Multiple ownership but MTCBC are the largest land owners).	
If not, are all other land owners aware of this submission?		Unknown	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Both	The majority of the site is covered by Cyfarthfa Park Registered park and garden and associated heritage landscape and classified as open space with a large area of built development in the middle.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary and adjacent to the settlements of Gurnos and within proximity of Brecon road and Cefn Coed.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The Taff Trail runs through site. Active Travel Routes 1 (Cefn Coed High Street to Mormon Church), 5 (Pontycfnau Bridge to Mormon Church), 7 (Mormon Church to Fire Station), 12 (Mormon Church to Gellideg) and 16 (Taff Trail to Gellideg Subway).
Is the site currently accessible from the existing highway network?	Yes	Good access from Brecon Road, Pandy Close and Cyfarthfa Road run through the site. (Adopted Footway. Adopted principle, classified and rural unclassified routes).

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	Grade I Listed Building set in a Grade II* landscape, remnant early 19th century estate, nationally important relationship with Crawshay ironmasters, physical association with ironworks. Grade II listed buildings Williamstown Cottages, Gwaelod-y-Garth House and Pandy Farm. Cyfarthfa furnaces, Cyfarthfa House, Pontycfnau Bridge and Tai Mawr Leat SAM's. An overarching desk-based assessment (DBA) and management plan for this and associated sites is strongly advised; Consult Cadw.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Historic Landscape HLCA013 Cyfarthfa Castle and Park. Cyfarthfa Castle Registered Park and Garden. The site lies within the Cyfarthfa Conservation area.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	Cyfarthfa Park & Pontycfnau and Cyfarthfa furnaces Open Space. Cyfarthfa Park is also a Priority Open Space (ID: 36). Cyfarthfa Park and Heritage Area. There are also TPO within the boundary of the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	Industrial estates exist within the Cyfarthfa Heritage site (Cyfarthfa, EFI and an additional small industrial estate).
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	European Protected Species on site (including Otters). Cwm Taf Fields & Cefn Coed Tip (13), Fechan SINC (15); Cwm Taf Cwm Taf Fawr SINC (16) and Cyfarthfa Park SINC (18)).
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	The site is part of the Cyfarthfa ironworks. The heaps are unknown filled ground. It was also crossed by tramways.
Is the site affected by any existing planning designations or permissions?	Yes	LDP Policy AS15 - Cyfarthfa Heritage Park.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Parts of the site are located within flood zone C2.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	N/A	The site includes part of the Taf Fechan, parts of the site are subject to flooding and many SAMs and other heritage assets are on site.

WIDER BENEFITS		YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?		Yes	The site would seek to promote tourism and protect heritage and habitats important for biodiversity and from development pressure. The site forms the Cyfarthfa Heritage Area which is subject to a HLF funding submission by the Council in partnership with the Merthyr Tydfil Leisure Trust.
DELIVERABILITY AND VIABILITY (Residential only)		YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)		N/A	N/A
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?		N/A	N/A
SITE SUITABILITY SUMMARY			
The site comprises the Cyfarthfa Heritage Area identified to support the development of a heritage based visitor attraction to complement the offer of Cyfarthfa Castle and Park put forward for protection rather than development. A masterplan has been prepared to guide the future management of Cyfarthfa Castle, Park and Ironworks. As a Registered park and garden and associated heritage landscape Cyfarthfa Park is a Priority Open Space OSID: 36. Parts of the site require protection from development pressure from adjacent Industrial Estates. The proposed heritage area could be extended to include the green 'Finger Tip' area to the north west.			
STAGE 2 INFRASTRUCTURE ASSESSMENT			
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES		MITIGATION NECESSARY
NRW	N/A		N/A
Power-	N/A		N/A
Water/Sewerage	N/A		N/A
Health	N/A		N/A
Education	N/A		N/A
Highways (including drainage)	No Comment		N/A

Environmental Health	N/A	N/A
OVERALL CONCLUSION AND NEXT STEPS	<p>The site is promoted to protect the Cyfarthfa Heritage Area and to support the development of a heritage based visitor attraction rather than to provide a new development site. The designation of the site would contribute towards the Plan's Heritage and Tourism objectives (9 & 15). The site is therefore recommended to form part of a wider 'Cyfarthfa Heritage Area' designation to support the development of a heritage based visitor attraction to complement the offer of Cyfarthfa Castle and Park. The designation could be extended to include the 'finger tip' section of public open space to the north as identified in the open space strategy.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 58 Pwynt Cyfeirnod / Ref Point 3.58 Maint y Safle (Ha) / Site Size (Ha) 1.73

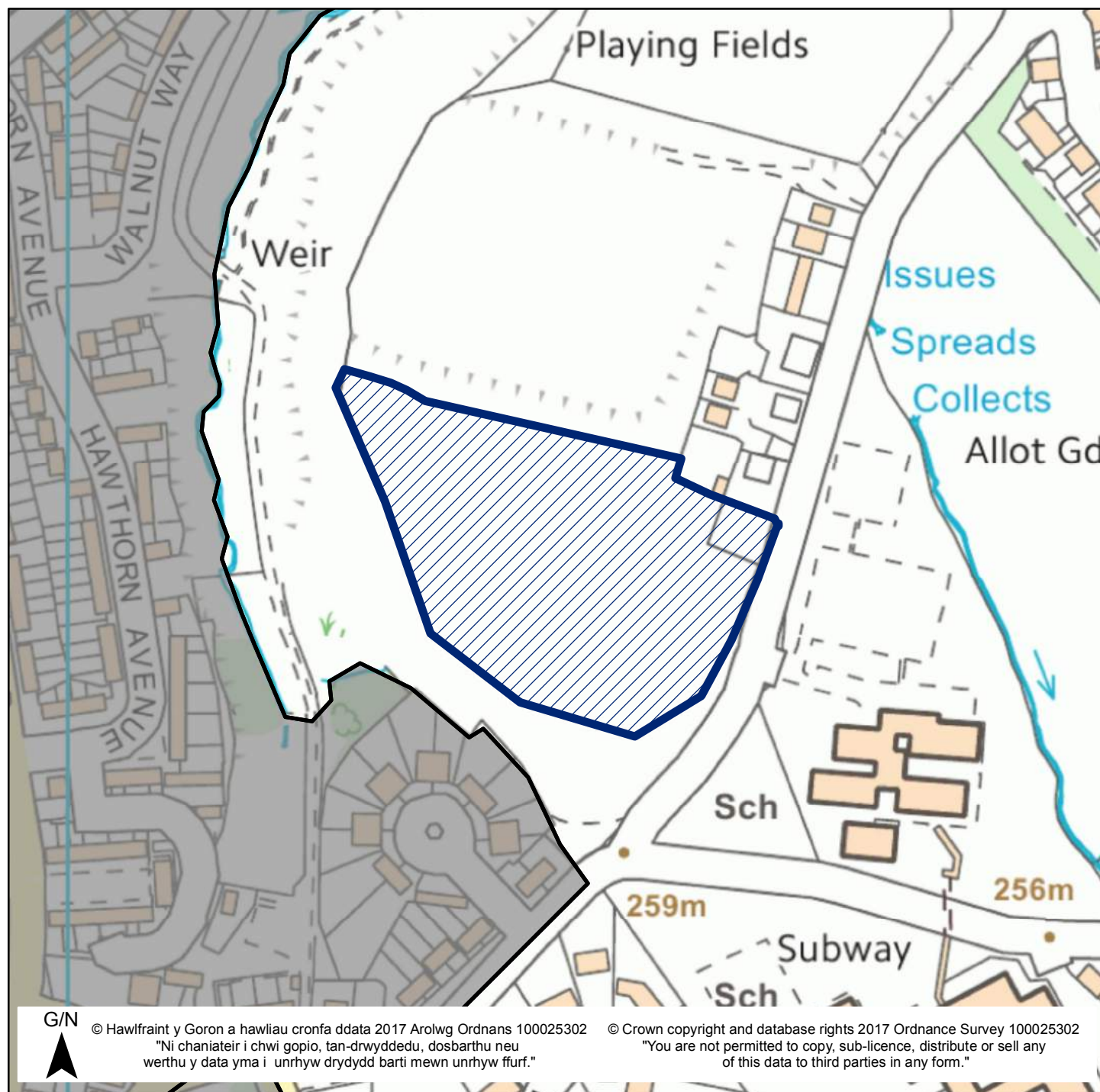
Enw'r Safle / Site Name The Greenie

Ward / Ward Penydarren

Defnydd Cyfredol / Current Use Informal Recreation

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305213 Gogleddiad / Northing 207534



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	58	Representor Number:	253
Site Address:	The Greenie		
Area (Ha):	1.73		
Current Use(s):	Informal recreation		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Green-field	The site is undeveloped grassland used for informal recreation.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the existing settlement boundary and adjacent or in close proximity to the settlements of Penydarren, Gurnos & Galon Uchaf.

LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the local services, schools and bus stops at Penydarren, and some in Gurnos and Galon Uchaf
Is the site currently accessible from the existing highway network?	Yes	The Council's Engineers have advised that no existing highway access or drainage infrastructure is available. New highways, drainage infrastructure or ground works would be required to bring forward an acceptable development proposal. This does not represent a significant or insurmountable constraint and the proposal can be considered to be acceptable in principle. Local improvement works should be identified through a Road Safety Audit (RSA) or comprehensive Transport Assessment (TA) depending on the scale of the proposal.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	GTAA have advised that the site lies within the Historic Landscape HLCA050, where there is evidence of historic quarrying and remediated land.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	There are a number of mature trees on the boundary of the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	<p>Most of the site does not meet SINC Criteria for neutral grassland (MG6) but is a UK & Wales BAP Lowland Habitat and Section 7 Habitat of Principal Importance for the Conservation of Biological Diversity in Wales under the Environment Wales Act 2016.</p> <p>By avoiding development on parts of the site and/or provision of mitigation/compensation, both on and offsite, then it is reasonably likely that the majority of the site can be developed without significant impact upon features of protected or recognised biodiversity importance. An Ecological Impact Assessment will be required which will include Mitigation, Compensation and Enhancement options</p>

		including avoidance; compensation and enhancement options either on site or immediately adjacent on public land.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site was a domestic landfill in the 1960s/1970s. Random sampling across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection. Landfill gas sampling should be undertaken as indicated. A ground investigation survey would therefore be required.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP as part of Housing Site H32 under Policy AS1.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site is at a higher level than the adjacent highway for a significant part of its eastern boundary. Depending on the location of the access, levelling works may be required.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Japanese Knotweed is known to be present on the site, which may prove an impediment to development.

	<p>A site investigation, in terms of ground stability, would be required.</p> <p>The majority of the site is within a development high risk area in terms of coal mining & a coal mining risk assessment would therefore be required.</p> <p>The site was a domestic landfill in the 1960s/1970s. Random sampling across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection. Landfill gas sampling as indicated.</p>
SITE APPRAISAL SUMMARY	
<p>The site is flat and clear of vegetation. It is accessible from the adjacent adopted highway, although levelling works may be required to facilitate this. The site is accessible from an adopted highway and adjoins an existing settlement. Development of the site would provide a logical small scale extension of the settlement. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.</p>	

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site is a semi-natural habitat.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for	N/A

	accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network. There are no issues in providing this site with a water supply.	
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>The site is accessible from the adopted highway of Galon Uchaf Road to the east. RSA required. New access to the site should not conflict with the nearby entrance to Bishop Hedley School.</p> <p>The Council's Engineers have advised that no existing highway access or drainage infrastructure is available. New highways, drainage infrastructure or ground works would be required to bring forward an acceptable development proposal. This does not represent a significant or insurmountable constraint and the proposal can be considered to be acceptable in principle. Local improvement works should be identified though a Road Safety Audit (RSA) or comprehensive Transport Assessment (TA) depending on the scale of the proposal.</p>	Road Safety Audit (RSA) or comprehensive Transport Assessment (TA) depending on the scale of the proposal.
Environmental Health	No comment.	N/A
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site could contribute towards residential development during the Plan period. The site is located within Merthyr Tydfil and maybe needed for possible future education use. Future development proposals could be considered against the policies and the specific allocation of the site is not considered necessary.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 59 Pwynt Cyfeirnod / Ref Point 3.59 Maint y Safle (Ha) / Site Size (Ha) 2.22

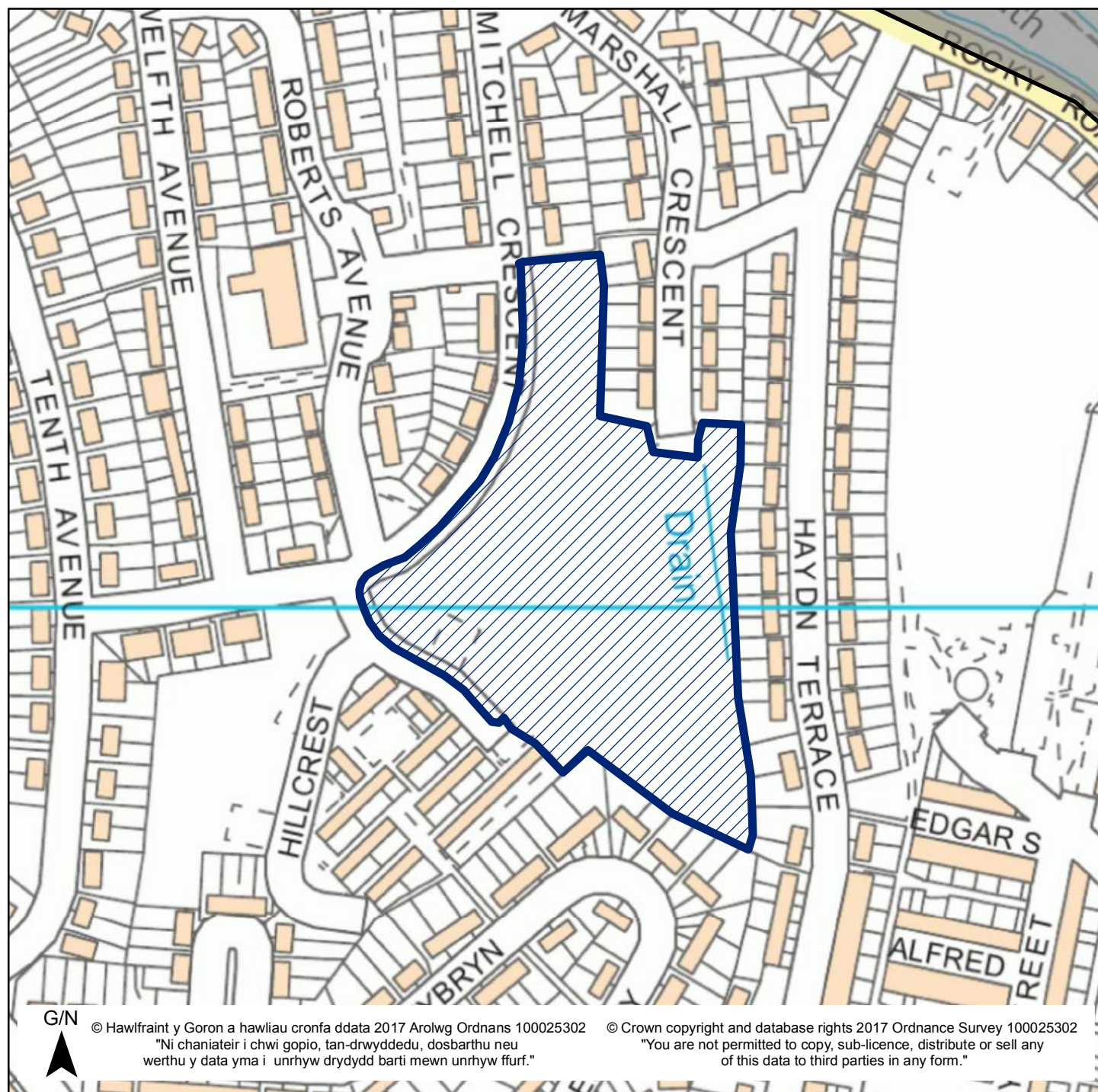
Enw'r Safle / Site Name Hillcrest Park/Haydn Terrace

Ward / Ward Penydarren

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305769 Gogleddiad / Northing 208013



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	59	Representor Number:	253
Site Address:	Hillcrest/Haydn Terrace		
Area (Ha):	2.22		
Current Use(s):	Informal recreation (former wooded site and quarry)		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Green-field	Former wooded site and quarry.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the settlement of Penydarren
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the local services, schools and bus stops at Penydarren, and some in Galon Uchaf.

Is the site currently accessible from the existing highway network?	Yes	<p>The site is accessible from the adopted highways of Marshall Crescent (southwest) and Hillcrest (northeast). It is also adjacent to the highway of Mitchell Crescent (west/northwest) but, given the steeply sloping nature of the site in this area, access may be problematic.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however this does not represent an insurmountable constraint.</p> <p>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	GGAT have advised that the site lies within the Historic Landscape HLCA050 where there is evidence of a small part area of historic quarrying, land remediated, extensive views to other HLCAs. An ASIDOHL would be required and CADW should be consulted.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	There are a small number of mature trees on the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	<p>The site has relatively low biodiversity value and poor ecological connectivity but may contain/be used by protected species.</p> <p>It is highly likely that the majority of the site can be developed without significant impact upon features of protected or recognised biodiversity importance. A basic Ecological Impact Assessment will be required with information on biodiversity enhancements.</p>

Will the proposal involve the removal of trees with TPO or ancient woodland?	No	
Is there a possibility that the site is contaminated?	Yes	The site is the location of an infilled quarry and it is unknown filled ground. A ground investigation would therefore be required including random sampling across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP as part of New Housing site H14 under Policy AS1.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	A small part of the site is covered by areas with low, medium and high susceptibility to surface water flooding areas
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The topography of the site is extremely variable and steep in places. As such, significant levelling and retaining works may be required.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Japanese Knotweed is known to be present on the site, which may prove an impediment to development. A site investigation in terms of ground stability is required.

		The majority of the site is within a development high risk area in terms of coal mining & a coal mining risk assessment would therefore be required.
SITE APPRAISAL SUMMARY		
The site is within the settlement of Penydarren and is accessible from the adopted highway. It is uneven and steep in places, which may require levelling and retaining works, and which may limit the developable area. Development of the site would provide a logical small scale infill development site and extension of the settlement. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The is a semi-natural habitat.	N/A
Power	Wales and West Utilities have advised a low pressure gas pipe runs under the west and southwest edge of the site and protection measures may be necessary. WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	The site is traversed by a 150mm combined sewer for which protection measures will be required in the form of an easement width or diversion.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in	N/A

	the LDP.	
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>The site is accessible from the adopted highways of Marshall Crescent (southwest) and Hillcrest (northeast). It is also adjacent to the highway of Mitchell Crescent (west/northwest) but, given the steeply sloping nature of the site in this area, access may be problematic.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however this does not represent an insurmountable constraint.</p> <p>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</p>	A Road Safety Audit (RSA) / Transport Assessment would be required.
Environmental Health	No comment.	N/A
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 62 Pwynt Cyfeirnod / Ref Point 3.62 Maint y Safle (Ha) / Site Size (Ha) 0.64

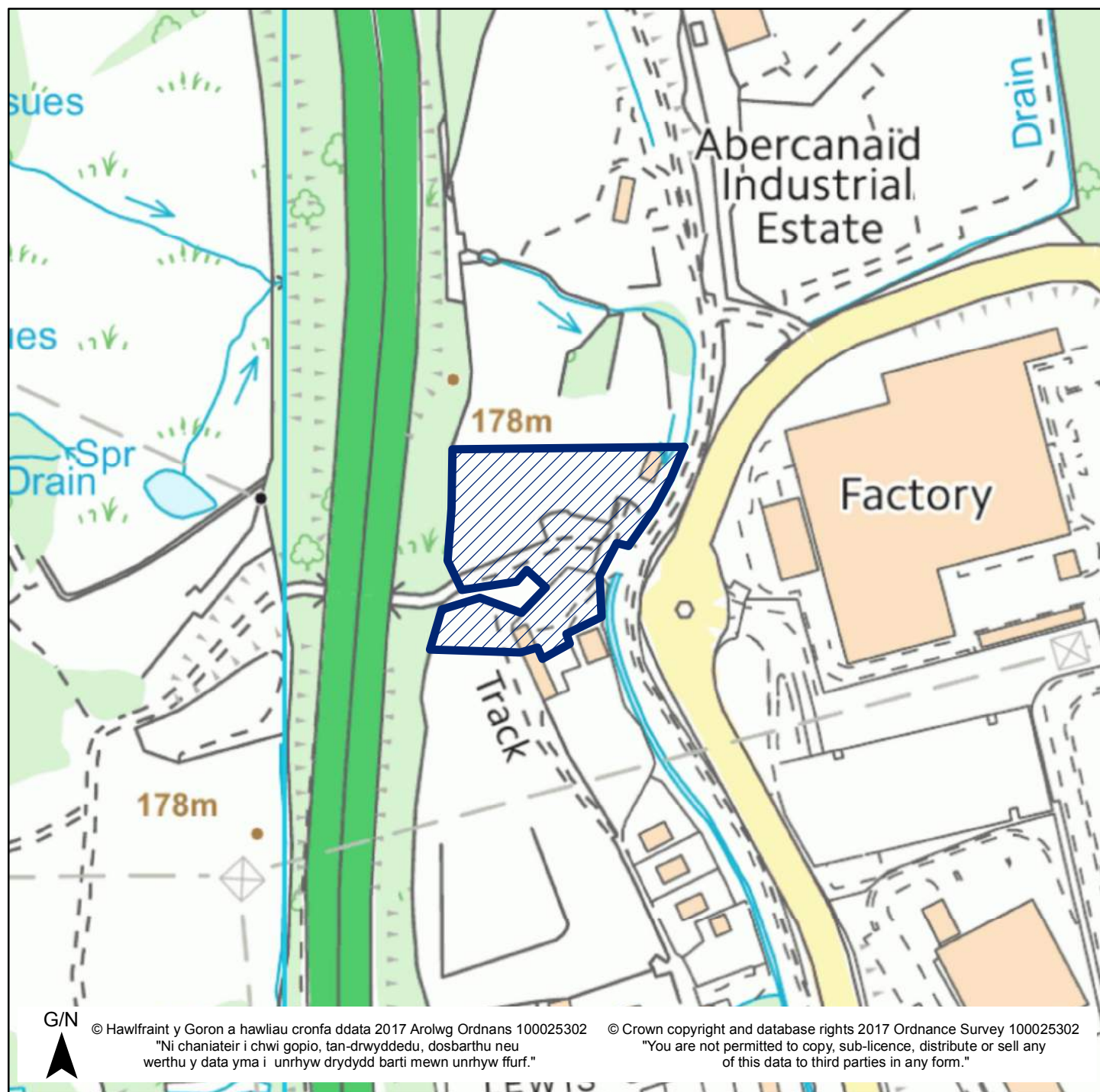
Enw'r Safle / Site Name Land at Rhydycar West - Site 11

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Predominantly Vacant Woodland/Grassland

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305112 Gogleddiad / Northing 204531



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	62	Representor Number	115
Site Address:	Land at Rhydycar West – Site 11		
Area (Ha):	0.64		
Current Use(s):	Vacant woodland/grassland		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No	
If not, are all other land owners aware of this submission?		Unknown	

SITE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	The majority of the site is covered by grassland and woodland, however, part of the South of the site is situated in the curtilage of a dwelling.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is located within the settlement of Abercanaid.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	No	The Taff Trail runs adjacent to the site, but the site is over 800m from local services.

Is the site currently accessible from the existing highway network?	No	The site would be accessed from a private road.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	GGAT have advised that the site lies within the Merthyr Tydfil Landscape of Outstanding Historic Interest. An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) & a Desk Based Assessment would be required, & CADW should be consulted.
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	An existing industrial estate is situated across the main road.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	The site may contain unknown filled ground in that it is at the boundary of the Upper Abercanaid Heap.
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	The northern section of site is relatively flat, however, gaining access to this section could prove problematic due to topography.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the	No	The site is not considered to be of sufficient size to provide additional community

development e.g. provision of community facilities?		benefits although development of the site would provide additional housing supply in the Primary Growth Area.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are however additional constraints in terms of access on this site. Provided that these constraints are able to be overcome, residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Access could potentially affect the deliverability of the site.
SITE SUITABILITY SUMMARY		
The site is currently land within the settlement boundary that is not allocated for any particular use. Given issues with the access and size of this site, delivering 10 or more dwellings within the Plan period may prove difficult. Retaining the site within settlement boundary would remain appropriate.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The records of European Protected Species near to the site	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	The site is traversed by a 31" trunk water main and a 27" trunk water main for which protection measures will be required in the form of easement widths or diversions
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however this does not represent an insurmountable constraint. A Ground Investigation Report will be required.	A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required. A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site
Environmental Health	The site may contain unknown filled ground in that it is at the boundary of the Upper	Targeted sampling to delineate heap

	<p>Abercanaid Heap.</p> <p>Parts of the site are close to the A470. Welsh Government are investigating air quality along the A470. This should be considered in any residential use.</p>	<p>boundary. PLUS Random sampling as indicated by targeted sampling.</p> <p>The site is within the 55-64.9dB boundary of the A470. Noise should be assessed.</p>
Other internal consultees	<p>The site is adjacent to the Taff Trail and any development should aim to enhance the access to this historic transport corridor. There are known occurrences of Japanese Knotweed on site.</p> <p>The site is mainly agricultural grassland although any trees on sites should be retained. The access route to land West of the A470 is an important link.</p>	<p>Japanese Knotweed survey will be required.</p> <p>The link to the land West of the A470 must be retained.</p>
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints. However, given the uncertainty surrounding access and topography issues, the site will not be allocated as a housing site. The site will remain within the settlement boundary where future development proposals could be against the policies of the Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 67 Pwynt Cyfeirnod / Ref Point 3.67 Maint y Safle (Ha) / Site Size (Ha) 7.75

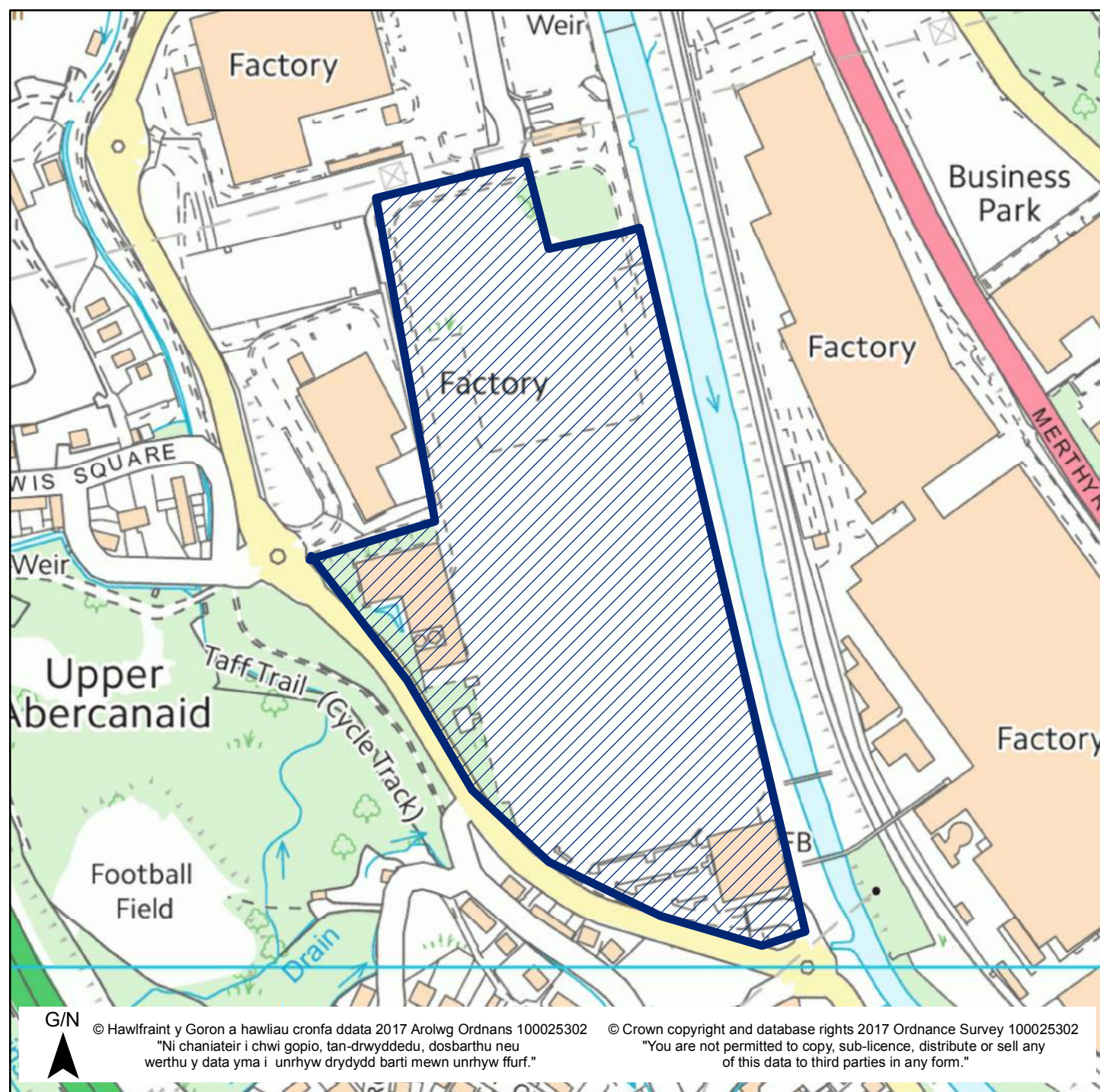
Enw'r Safle / Site Name Ardagh Site, Dragon Parc, Abercanaid

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Vacant/Scrub/Industrial

Defnydd Arfaethedig / Proposed Use Residential/Employment

Dwyreiniad / Easting: 305447 Gogleddiad / Northing 204244



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	67	Representor Number	247
Site Address:	Ardagh Site, Dragon Parc, Abercanaid		
Area (Ha):	7.75		
Current Use(s):	Vacant/scrub/Industrial		
Proposed Use(s):	Residential/Employment		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?	No		
If not, are all other land owners aware of this submission?	Yes		

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	The majority of the site consists of a site that has recently seen industrial units demolished. There remains some industrial buildings on part of the site.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is situated within the settlement of Abercanaid.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (school, local shop etc) are within 800m of the site.

Is the site currently accessible from the existing highway network?	Yes	The site can be accessed from existing highway network, although improvements will be required.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located within the Merthyr Tydfil Landscape of Outstanding Historic Interest and GGAT have advised that a desk based assessment that looks at archaeological issues will be required.
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The River Taff runs adjacent to the East of the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	An existing industrial estate is situated adjacent to the site, and high voltage power lines run East-West to the North of the site.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The River Taff SINC lies to the east of the site.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	The site has multiple historic uses. It is unknown filled ground as the Glyndyrus heap, previous mining use and the Ardagh factory.
Is the site affected by any existing planning designations or permissions?	Yes	Parts of the Hoover Strategic Regeneration Area were identified as existing employment sites which have been reviewed as part of the 2018 Employment Land Review. The Dragon Parc site (approx. 8 Ha) contains outline proposals for the residential development of 159 dwellings (application P/17/0144) which is currently under consideration.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	The majority of the site is located within C2 flood zone. The Strategic Flood Consequence Assessment undertaken for the Plan and further hydrologic modelling for the site has confirmed that mitigation measures could be considered however these would need to be undertaken prior to development taking place. A detailed FCA would therefore be required.

Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site is flat and does not have significant vegetation cover.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	<p>Some site specific studies have been prepared as part of the outline planning application for residential development on the site however hydrologic modelling and flood mitigation assessment work is ongoing.</p> <p>A Framework Master Plan has been prepared to inform the development proposals at the Hoover Strategic Regeneration Area. This demonstrates that a mix of appropriate uses could be accommodated on the wider site. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are however additional constraints in terms of access and flood mitigation on this site. Provided that these constraints can be overcome, residential development of the site would be realistic.</p>
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Flooding issues are likely to be the key constraint with regard to this site delivering any residential development. The majority of site is a Development low risk area for coal, and some parts are in an area of high risk. A coal mining risk assessment would therefore be required.

SITE SUITABILITY SUMMARY	
<p>The site is situated within current settlement boundaries, access can be achieved and the site is a flat, former industrial site. However, the site is located in an area of C2 flooding where allocations for residential development would be inappropriate. Prior mitigation works would be required before highly vulnerable development could be considered. Development for other uses remains an option provided these can satisfy TAN 15 criteria.</p>	

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	Site is located within a C2 flood zone and there are records of European Protected species near to the site.	Flood mitigation measures would need consideration as part of a detailed Flood Consequence Assessment. The potential impact on protected species would need to be considered as part of detailed development proposals.
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	There are numerous water mains crossing the site for which protection measures will be required in the form of easement widths or diversions.	Due to the size of the development a hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	<p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>A Ground Investigation Report will be required.</p>	<p>A Transport Assessment should be carried out to identify the required local highway network improvements required.</p> <p>A Ground Investigation Report will be</p>

		required, including a contamination survey, due to various past activities on site
Environmental Health	The site has multiple historic uses. It is unknown filled ground as the Glyndyrus heap, previous mining use and the Ardagh factory. The site is close to the railway line and It is within the 55dB boundary of the A470. Welsh Government are investigating air quality along the A470. This should be considered as part of future residential uses. Potential noise impacts should also be assessed.	Random sampling would be required across the site. This would include at least 5% area coverage to ensure 95% certainty of hotspot detection, plus targeted sampling if the factory hardstanding appears damaged. Noise and air quality will need consideration as part of detailed development proposals.
Other internal consultees	The site borders the main river and Afon Taf SINC to the east. Extensive stands of Japanese Knotweed extend alongside the bank of the river in this area.	Connective ecological corridors around the whole site should be retained and enhanced. An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required. A Japanese Knotweed survey/strategy will be required as part of any development.
OVERALL CONCLUSION AND NEXT STEPS	The site is located in an area of C2 flooding where residential development would be inappropriate without prior mitigation works. Other uses may be acceptable where these comply with the criteria of TAN15 and do not undermine the wider regeneration of the area. The site will be included as part of the Hoover Strategic Regeneration Area where proposals for future regeneration opportunities can be considered.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 68 Pwynt Cyfeirnod / Ref Point 3.68 Maint y Safle (Ha) / Site Size (Ha) 10.94

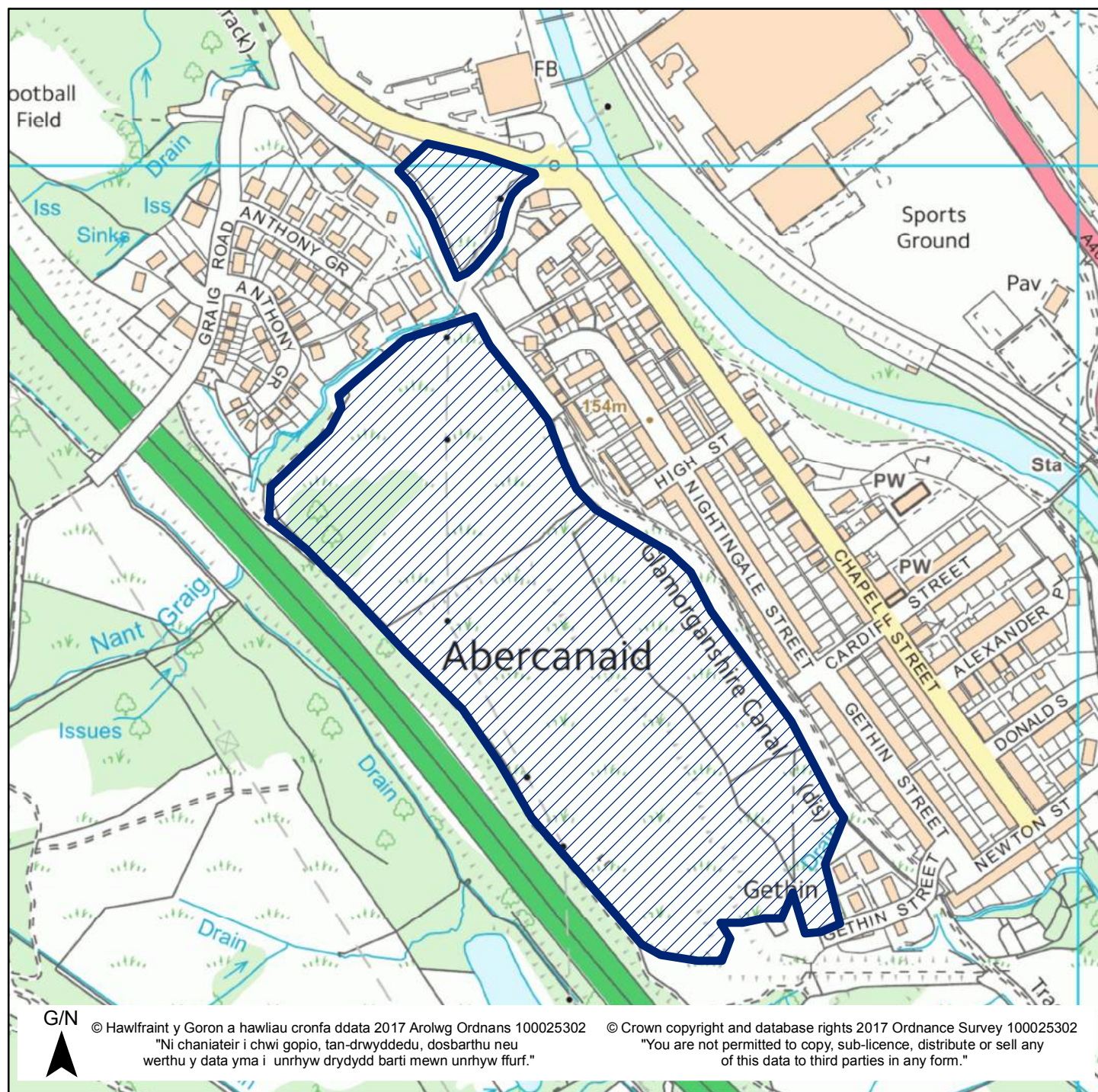
Enw'r Safle / Site Name Land West of Gethin Road, Abercanaid

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Horse grazing/Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305596 Gogleddiad / Northing 203641



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	68	Representor Number	249
Site Address:	Land West of Gethin Road, Abercanaid		
Area (Ha):	10.94		
Current Use(s):	Grazing/vacant land		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (Elan Homes)	
If not, are all other land owners aware of this submission?		Yes	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	Even though a significant part of the site is a former tip, the majority of the site is either greenfield land, or previously developed land that can be considered part of natural surroundings.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is situated within the settlement of Abercanaid.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (school, local shop etc) are within 800m of the site.

Is the site currently accessible from the existing highway network?	Yes	The site can be accessed from existing highway network, although improvements will be required.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	The Abercanaid Haystack Boiler listed building is situated on the Eastern boundary of the site.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located within the Merthyr Tydfil Landscape of Outstanding Historic Interest and GGAT have advised that a desk based assessment that looks at archaeological issues will be required.
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The Taff Trail and line of the Glamorganshire Canal run to the east of the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The majority of the site forms part of the Abercanaid Fields SINC.
Will the proposal involve the removal of trees with TPO or ancient woodland?	Unknown	There are protected trees on the site, but it is currently unknown whether they would need to be removed as part of development.
Is there a possibility that the site is contaminated?	Yes	The site is the location of the Gethin pits and it is unknown filled ground.
Is the site affected by any existing planning designations or permissions?	Yes	The site is currently allocated for residential development in the adopted LDP.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Part of the northern section of the site (known as the Lowes) is situated within a C2 flood zone. This would affect the access to the remaining site.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site can accommodate residential development in terms of its topography, but the number of dwellings delivered will depend upon how the Gethin Tip is remediated and landscaped.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area.

DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are however additional constraints in terms of access on this site and the potential reprofiling the former mineral tip. Provided that these constraints are able to be overcome, residential development of the site could be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Flooding issues are likely to be the key constraint with regard to delivering the Lowes area to the north of the candidate site. This constraint would also affect residential development of the wider site as it affects the primary access.
SITE SUITABILITY SUMMARY		
The site is situated within the existing settlement boundary and is currently allocated for residential development in the Adopted LDP. Access and flooding issues are likely to be the key constraints with regard to bringing this site forward for residential development. If these can be overcome the future development of the site, or parts of the site, would be appropriate provided it these were compatible with the wider regeneration at the Hoover Strategic Regeneration Area.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	Part of the site is located within a C2 flood zone and there are records of European Protected species near to the site.	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP6 (years 2015 to 2020).	Due to the size of the development a hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	<p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. The access will cross large water mains and protection measures may be necessary.</p> <p>A Ground Investigation Report will be required.</p>	<p>A Transport Assessment should be carried out to identify the required local highway network improvements required.</p> <p>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</p>
Environmental Health	The site is the location of the Gethin pits and is unknown filled ground.	Random sampling across whole site.

		At least 5% area coverage to ensure 95% certainty of hotspot detection.
Other internal consultees	<p>The site is part of Abercanaid Fields SINC. Ecological corridors between this SINC and the River Taff are important features.</p> <p>Maintaining the distinctive character of the Abercanaid settlement will be important along with focussing the development towards the North – South links and open space corridors. Extensive stands of Japanese Knotweed extend alongside the bank of the canal in this area.</p>	<p>Connective ecological corridors around the whole site should be retained and enhanced. An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</p> <p>A Japanese Knotweed survey/strategy will be required as part of any development.</p>
OVERALL CONCLUSION AND NEXT STEPS	<p>The entrance to the site is located in an area of C2 flooding where residential development would be inappropriate without prior mitigation works, however, the site will be included as part of the Hoover Strategic Regeneration Area where proposals for future regeneration opportunities could be considered.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 69 Pwynt Cyfeirnod / Ref Point 3.69 Maint y Safle (Ha) / Site Size (Ha) 0.56

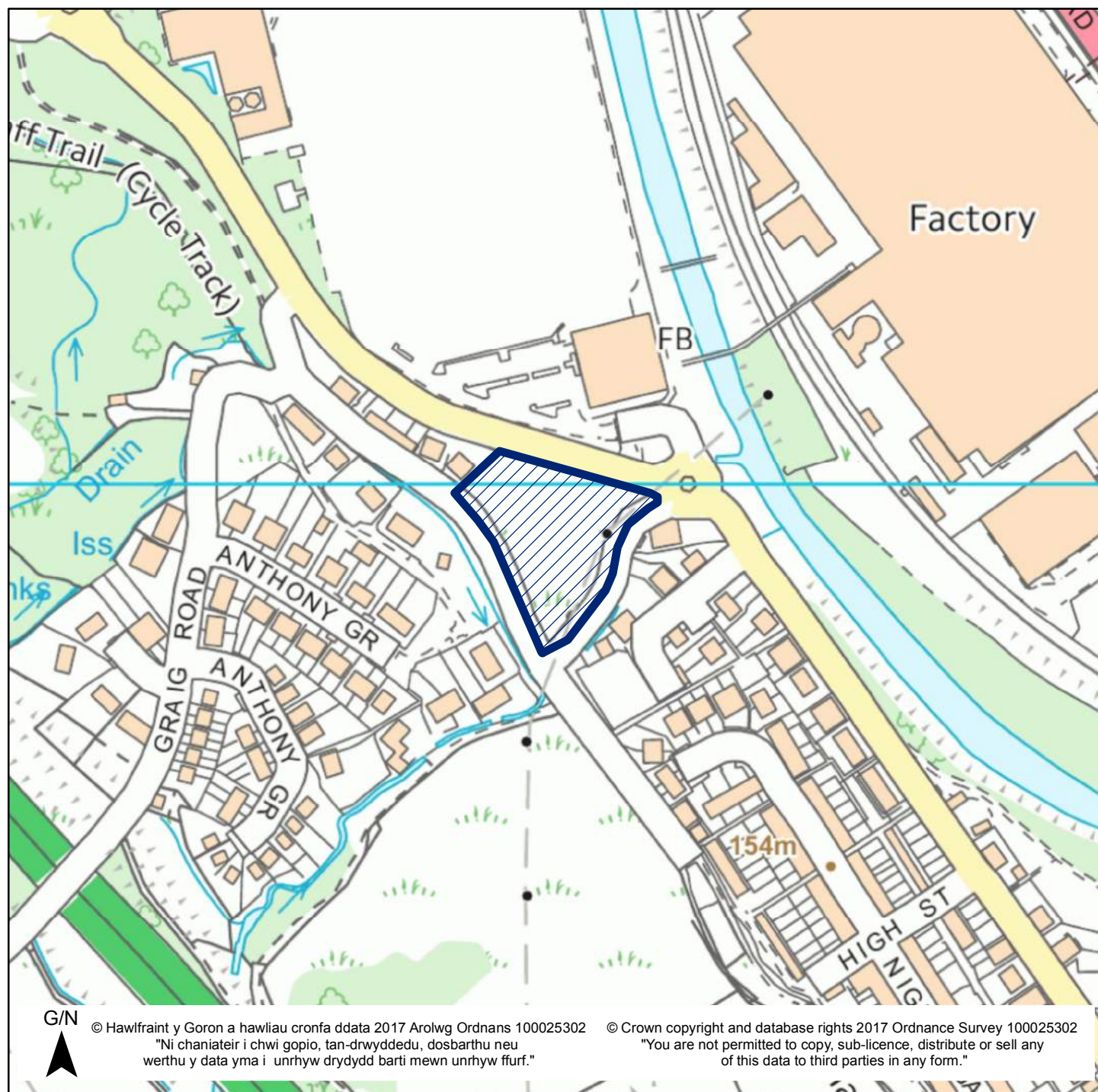
Enw'r Safle / Site Name Land known as The Lowes, Abercanaid

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Vacant Scrubland

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305521 Gogleddiad / Northing 203974



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	69	Representor Number	249
Site Address:	Land known as The Lowes, Abercanaid		
Area (Ha):	0.56		
Current Use(s):	Vacant scrubland		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (Elan Homes)	
If not, are all other land owners aware of this submission?		Yes	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	n/a
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is situated within the settlement of Abercanaid.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (school, local shop etc) are within 800m of the site.
Is the site currently accessible from the existing highway network?	Yes	The site can be accessed from existing highway network, although improvements will be required.

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located within the Merthyr Tydfil Landscape of Outstanding Historic Interest and GGAT have advised that a desk based assessment that looks at archaeological issues will be required.
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The Taff Trail and line of the Glamorganshire Canal run to the West of the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The site lies in close proximity to the Abercanaid Fields SINC.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	The site contains unknown filled ground from mining. It was later used as allotment gardens, which may have resulted in contamination with asbestos cement.
Is the site affected by any existing planning designations or permissions?	Yes	The site is currently allocated for residential development in the adopted LDP.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Part of the site is situated within a C2 flood zone.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area.
DELIVERABILITY AND VIABILITY (Residential	YES/NO	COMMENTARY

only)		
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are however additional constraints in terms of access on this site. Provided that these constraints are able to be overcome, residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Flooding issues are likely to be the key constraint with regard to this site delivering any residential development.
SITE SUITABILITY SUMMARY		
The site is situated within the existing settlement boundary and is currently allocated for residential development in the Adopted LDP. Access and flooding issues are likely to be the key constraints with regard to bringing this site forward for residential development. If these can be overcome the future development of the site, or parts of the site, would be appropriate provided it these were compatible with the wider regeneration at the Hoover Strategic Regeneration Area.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	Part of the site is located within a C2 flood zone and there are records of European Protected species near to the site.	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP6 (years 2015 to 2020).	A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	<p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>A Ground Investigation Report will be required.</p>	<p>A Transport Assessment should be carried out to identify the required local highway network improvements required.</p> <p>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</p>
Environmental Health	The site contains unknown filled ground from mining. It was later used as allotment gardens, which may have resulted in contamination with asbestos cement.	Random sampling across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection.
Other internal consultees	The site is in close proximity to Abercanaid Fields SINC. Ecological corridors between this	Connective ecological corridors

	<p>SINC and the River Taff are important features.</p> <p>Maintaining the distinctive character of the Abercanaid settlement will be important along with focussing the development towards the North – South links and open space corridors. Extensive stands of Japanese Knotweed extend alongside the bank of the canal in this area.</p>	<p>around the site should be retained and enhanced. An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</p> <p>A Japanese Knotweed survey/strategy will be required as part of any development.</p>
OVERALL CONCLUSION AND NEXT STEPS	<p>The entrance to the site is located in an area of C2 flooding where residential development would be inappropriate without prior mitigation works, however, the site will be included as part of the Hoover Strategic Regeneration Area where proposals for future regeneration opportunities could be considered.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 70 Pwynt Cyfeirnod / Ref Point 3.70 Maint y Safle (Ha) / Site Size (Ha) 1.31

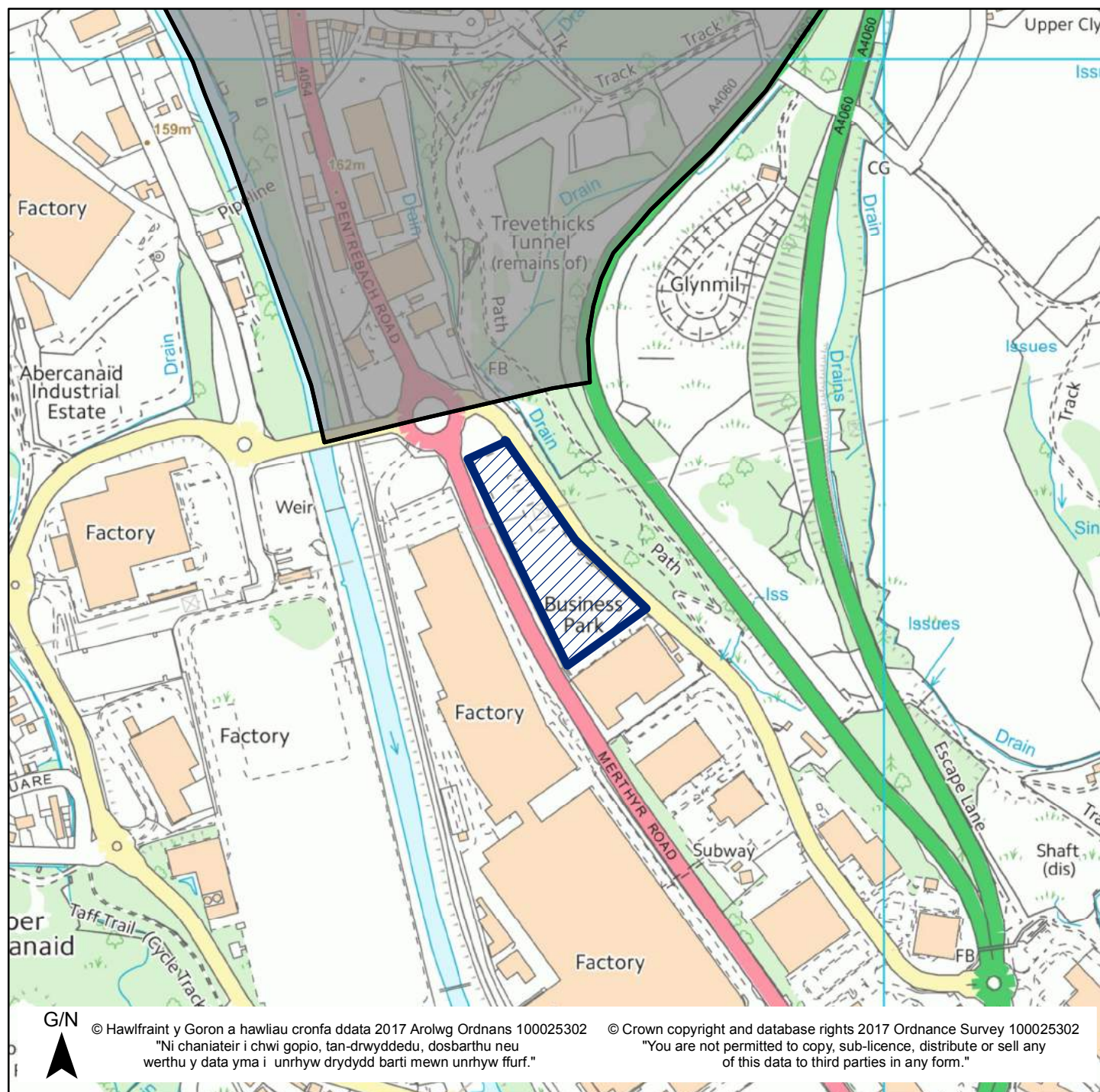
Enw'r Safle / Site Name Hoover Site 1

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Vacant Land (Former car park)

Defnydd Arfaethedig / Proposed Use Residential/Employment/Retail

Dwyreiniad / Easting: 305685 Gogleddiad / Northing 204525



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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SITE DETAILS			
Site Reference:	70	Representor Number:	251
Site Address:	Hoover Site 1		
Area (Ha):	1.31		
Current Use(s):	Vacant land (Former car park)		
Proposed Use(s):	Residential/Employment/Retail		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (Hoover Candy Group)	
If not, are all other land owners aware of this submission?		n/a	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	The site is a car park formerly associated with the Hoover factory.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is located within the community of Pentrebach, within the main Merthyr Tydfil settlement boundary.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (School, local shop etc) are over 800m of site but are well connected by public transport and cycling/walking routes.

Is the site currently accessible from the existing highway network?	Yes	The site can be accessed from existing highway network, although improvements may be required.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located within the Merthyr Tydfil Landscape of Outstanding Historic Interest and GGAT have advised that a desk based assessment that looks at archaeological issues will be required.
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	High voltage power lines cross the site.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	The site contains unknown filled ground around the former coal and ironstone levels.
Is the site affected by any existing planning designations or permissions?	Yes	The site is currently allocated for employment use in the adopted LDP.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional employment land supply in the Primary Growth Area.

DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	The site has been reviewed as part of the Employment Land Review and is considered to remain an appropriate employment land allocation. In addition, the site has been included in the Hoover Strategic Regeneration Area framework master plan for employment uses.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Majority of developable area is a Development low risk area for coal, and some parts are in an area of high risk. A coal mining risk assessment would therefore be required.
SITE SUITABILITY SUMMARY		
The site is situated within current settlement boundaries and is currently allocated for employment development in the Adopted LDP. The power lines that cross the site, and the pylon located within the site are likely to be the key constraints in terms of bringing the site forward for development. The site is situated at the northern end of an existing industrial estate and would lend itself to similar uses. The Employment Land Review has confirmed the site remains an appropriate allocation.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site potentially contains contaminated land	n/a
Power	<p>WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.</p> <p>Wales and West Utilities have gas pipes in the area. The apparatus may be affected and at risk during construction works.</p>	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	Due to the size of the development a hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site.	In order to establish what would be required to serve the site with an adequate water supply, a hydraulic modelling assessment will be required.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	<p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from the un-named road that is used to access the existing industrial units at Triangle Business Park.</p> <p>A ground conditions survey would be required.</p>	<p>A comprehensive Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.</p> <p>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on the site.</p>

Environmental Health	The site contains unknown filled ground around the former coal and ironstone levels.	Random sampling as indicated by use will be required.
Other internal consultees	<p>The site is boarded by an avenue of trees to the East.</p> <p>Japanese Knotweed has been identified at this site.</p>	<p>The avenue of trees should be retained and potentially enhanced.</p> <p>Japanese Knotweed survey will be required.</p>
OVERALL CONCLUSION AND NEXT STEPS	<p>The site provides a prominent employment site, which could meet a range of needs, and its appropriateness has been considered as part of the Council's Employment Land Review. Delivery of the site will form part of the Hoover Strategic Regeneration Area mixed use development and has been included in the framework master plan for the area. It is therefore recommended that the site be allocated in the Replacement LDP to reflect this.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 71 Pwynt Cyfeirnod / Ref Point 3.71 Maint y Safle (Ha) / Site Size (Ha) 16.01

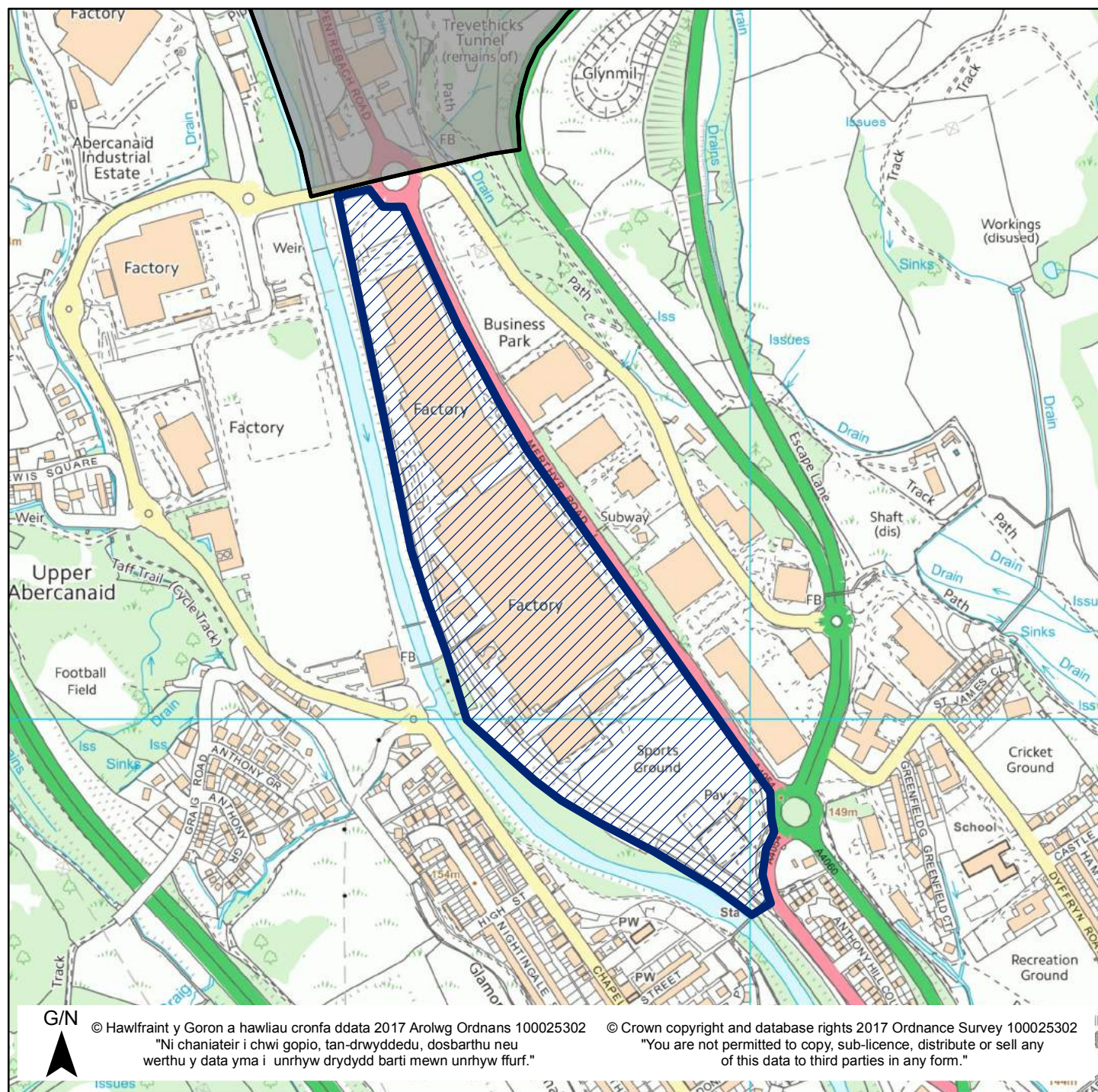
Enw'r Safle / Site Name Hoover Site 2

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Vacant Land (Former car park)

Defnydd Arfaethedig / Proposed Use Residential/Employment/Retail

Dwyreiniad / Easting: 305747 Gogleddiad / Northing 204150



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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Cofrestr Safle Ymgeisydd - Gorffennaf 2017/ Candidate Sites Register- July 2017

SITE DETAILS			
Site Reference:	71	Representor Number:	251
Site Address:	Hoover Site 2		
Area (Ha):	16.01		
Current Use(s):	Vacant factory site		
Proposed Use(s):	Residential/Employment/Retail		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (Hoover Candy Group)	
If not, are all other land owners aware of this submission?		n/a	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	The site is the Hoover Factory site, although there is a sports field towards the southern end of the site.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is located within the community of Pentrebach, within the main Merthyr Tydfil settlement boundary.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (school, local shop etc) are within 800m of site.

Is the site currently accessible from the existing highway network?	Yes	The site can be accessed from existing highway network, although improvements will be required.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located within the Merthyr Tydfil Landscape of Outstanding Historic Interest and GGAT have advised that a desk based assessment that looks at archaeological issues will be required.
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There is an avenue of tree along Merthyr Road to the East of the site. The frontage of the Hoover factory is also of local importance but is not listed.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	A railway line runs along Western boundary of the site and high voltage power lines cross the site at the northern end.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The Afon Taf SINC runs to the West of the site.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	Site has previously been ironworks, and more recently the Hoover Factory.
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	The site is located in flood zone B on the NRW Development Advice Maps however this would not constrain residential development.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Redevelopment of site will form part of larger strategic regeneration area, which could provide public transport infrastructure improvements, open space and new retail provision.

DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	A Framework Master Plan has been prepared to inform the development proposals at the Hoover Strategic Regeneration Area. This demonstrates that a mix of appropriate uses can be accommodated on the site. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. Residential development at the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Significant areas of the site lie in a Development high risk coal area. A coal mining risk assessment would therefore be required. A buffer zone of 10m from main river with enhancement in quality of the Afon Taf SINC, an ecological connective corridor, would need to be considered. Master planning work has identified green infrastructure constraints and opportunities however an Ecological Impact Assessment that considers mitigation, compensation and enhancement would be required as part of detailed development proposals.
SITE SUITABILITY SUMMARY		
The site is currently located within the main Merthyr Tydfil settlement and could provide significant new development between the communities of Pentrebach and Abercanaid. The area contains extensive previously developed land and various constraints have been identified though the site assessment process. A high level framework master plan has been prepared which considers the key constraints and this demonstrates that the proposed level of growth is achievable. Whilst further assessments would be required as part of detailed development proposals, these should not represent insurmountable constraints. Therefore, it is considered that the site could make a significant contribution to future local growth.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	There is potentially contaminated land on the site	n/a
Power	<p>Western Power Distribution have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact Western Power Distribution to obtain up-to-date and accurate information at the development planning stages.</p> <p>Wales and West Utilities have gas pipes in the area and development may affect the apparatus however no specific objections have been received. Developers should consult with the utilities providers to inform detailed development proposals.</p>	Where developments are situated on top or in close proximity to existing Western Power Distribution, Nation Grid or Wales and West assets physical diversions or protection measures may be required. These are not anticipated to provide insurmountable constraints to the level of growth proposed however developers should consult with the relevant utilities providers when preparing detailed proposals.
Water/Sewerage	<p>Due to the size of the development a hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site.</p> <p>There are numerous water mains crossing the site for which protection measures will be required in the form of easement widths or diversions, and there are numerous sewers crossing the site for which protection measures will be required in the form of easement widths or diversions.</p>	
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from	A comprehensive Transport Assessment should be carried out to identify the required local and wider highway network improvements.

	<p>Merthyr Road (A4054) and the roundabout at the North of the site.</p> <p>A Ground investigation will be required including a contamination survey due to various past activities on site.</p>	<p>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</p>
Environmental Health	<p>The site contains unknown filled ground associated with Pentrebach ironworks. There was also a brickworks on site and more recently it has been the Hoover factory.</p> <p>The site is within the 55-69.9dB boundary of the A4054. Siting of noise sensitive residential developments should take noise into consideration.</p> <p>Air quality of the A4054 including the introduction of additional residential properties should be considered.</p>	<p>A ground conditions survey, in consultation with Environmental Health, should be undertaken. This should include random sampling across whole site with at least 5% area coverage to ensure 95% certainty of hotspot detection, plus targeted sampling in the area of the brickworks. Noise and air quality will also need to be considered as part of detailed development proposals.</p>
Other internal consultees	<p>The presence of the river, and access to the rail infrastructure should form focussed elements of the development layout with east - west connectivity being particularly important. Extensive stands of Japanese Knotweed extend alongside the River Taff on both banks and long term eradication is unlikely to be achieved. There should be recognition of the presence of this invasive species as a component of the development, but care should be taken to ensure that any disturbance or work in close proximity to this invasive species makes use of all measures available to avoid redistribution</p> <p>The site includes part of Afon Taf SINC. This habitat is important regional scale ecological connective habitat. The part of the main river running alongside this site is canalised but contains historic records of UK and European Protected Species. Whilst there is not much ecological information on the rest of the site it is likely that the majority of the site has very limited biodiversity value (aside from the SINC/main river corridor) with some potential for protected species using existing structures. There is a high likelihood of insignificant ecological impact after mitigation, compensation and enhancement.</p>	<p>A Japanese Knotweed Survey/strategy will be required.</p> <p>An Ecological Impact Assessment including mitigation, compensation and enhancement will be required. A buffer zone of 10m from main river is likely to be appropriate.</p>

OVERALL CONCLUSION AND NEXT STEPS	<p>Whilst constraints have been identified due to the former industrial uses in the area, the assessment has not identified constraints that would be insurmountable to the wider regeneration of the site. The Hoover site provides a significant development site due to come forward for development during the Replacement Plan period. The Hoover Strategic Regeneration Area has been informed through the preparation of a Framework Masterplan (June 2018) which illustrates the level of growth proposed is achievable.</p> <p>Development of this site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing a strategic housing site within the Primary Growth Area. This site is therefore recommended to be allocated for residential development as part of the Hoover Strategic Regeneration Area. The site would also provide a station park and ride site and local convenience retail and open space also allocated at the Hoover Strategic Regeneration Area.</p>
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Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 73 Pwynt Cyfeirnod / Ref Point 3.73 Maint y Safle (Ha) / Site Size (Ha) 5.03

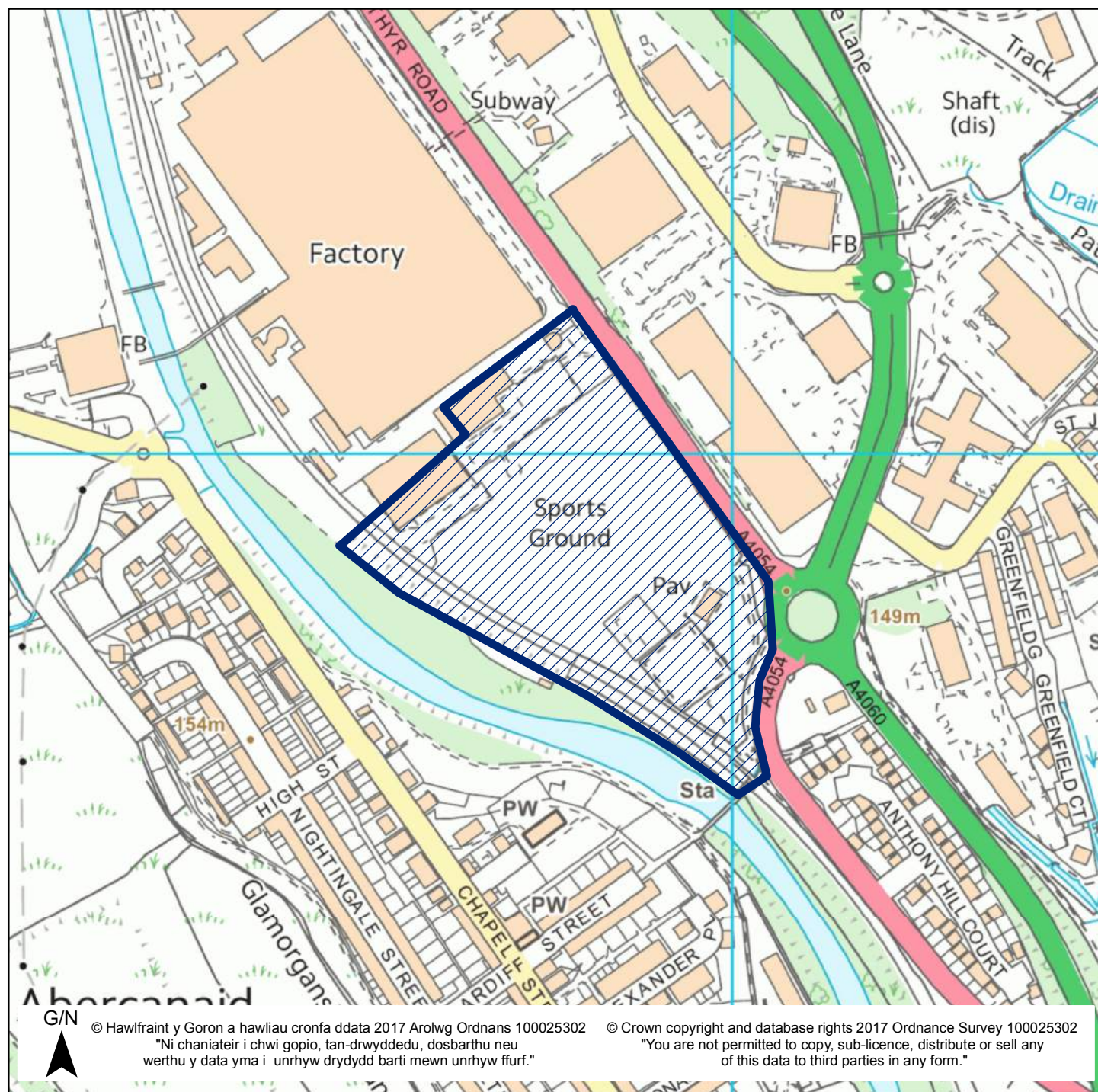
Enw'r Safle / Site Name Hoover Factory Sports Grounds

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Sports Ground

Defnydd Arfaethedig / Proposed Use Residential/Employment/Retail

Dwyreiniad / Easting: 305899 Gogleddiad / Northing 203931



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	73	Representor Number:	252
Site Address:	Hoover Factory Sports Ground		
Area (Ha):	3.73		
Current Use(s):	Sports ground		
Proposed Use(s):	Residential/Employment/Retail		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (MTCBC Regeneration)	
If not, are all other land owners aware of this submission?		Yes	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	The site is a sports field towards the southern end of the Hoover factory site although there are some buildings located on the periphery of the submitted site.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is located within the community of Pentrebach, within the main Merthyr Tydfil settlement boundary.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (school, local shop etc) are within 800m of site.

Is the site currently accessible from the existing highway network?	Yes	The site can be accessed from existing highway network, although improvements will be required.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located within the Merthyr Tydfil Landscape of Outstanding Historic Interest and GGAT have advised that a desk based assessment that looks at archaeological issues will be required.
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There is an avenue of tree along Merthyr Road to the East of the site. The frontage of the Hoover factory is also of local importance but is not listed.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	A railway line runs along Western boundary of the site.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The Afon Taf SINC runs to the West of the site.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	Site has previously been ironworks, and more recently a sports field related to the Hoover Factory.
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Redevelopment of site will form part of larger strategic regeneration area, which could provide public transport infrastructure improvements, open space and new retail provision.

DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	<p>A Framework Master Plan has been prepared to inform the development proposals at the Hoover Strategic Regeneration Area. This demonstrates that a mix of appropriate uses can be accommodated on the site. This includes consideration of green infrastructure and the provision of open spaces.</p> <p>An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. Residential development at the site could therefore be considered realistic.</p>
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Significant areas of the site lie in a Development high risk coal area. A coal mining risk assessment would therefore be required.
SITE SUITABILITY SUMMARY		
The site is currently located within the main Merthyr Tydfil settlement and could provide significant new development between the communities of Pentrebach and Abercanaid. The sports pitch is identified in the Councils Open Space Strategy, and the loss of the facility to development would need to be appropriately mitigated locally in accordance with the Plan’s Planning Obligations and Open Space policies.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	There is potentially contaminated land on the site	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	Due to the size of the development a hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site.	There are numerous water mains crossing the site for which protection measures will be required in the form of easement widths or diversions, and there are numerous sewers crossing the site for which protection measures will be required in the form of easement widths or diversions.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	<p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from Merthyr Road (A4054).</p> <p>A Ground investigation will be required including a contamination survey due to various past activities on site.</p>	<p>A Transport Assessment should be carried out to identify the required local and wider highway network improvements.</p> <p>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</p>

Environmental Health	<p>The site is unknown filled ground in that it was a heap associated with Pentrebach ironworks. There were extensive tramways, and a railway including a docks and station.</p> <p>The site is within the 55-69.9dB boundary of the A4054. Siting of noise sensitive residential developments should take noise into consideration.</p>	<p>A ground conditions survey should be undertaken. This should include random sampling across whole site with at least 5% area coverage to ensure 95% certainty of hotspot detection, plus targeted sampling in the area of the brickworks. Noise and air quality will also need to be considered as part of detailed development proposals.</p>
Other internal consultees	<p>The presence of the river, and access to the rail infrastructure should form focussed elements of the development layout with east - west connectivity being particularly important. Extensive stands of Japanese Knotweed extend alongside the River Taff on both banks and long term eradication is unlikely to be achieved. There should be recognition of the presence of this invasive species as a component of the development, but care should be taken to ensure that any disturbance or work in close proximity to this invasive species makes use of all measures available to avoid redistribution</p> <p>The site includes part of Afon Taf SINC. This habitat is important regional scale ecological connective habitat. The part of the main river running alongside this site is canalised but contains historic records of UK and European Protected Species. Whilst there is not much ecological information on the rest of the site it is likely that the majority of the site has very limited biodiversity value (aside from the SINC/main river corridor) with some potential for protected species using existing structures. There is a high likelihood of insignificant ecological impact after mitigation, compensation and enhancement.</p>	<p>A Japanese Knotweed Survey/strategy will be required.</p> <p>An Ecological Impact Assessment including mitigation, compensation and enhancement will be required. A buffer zone of 10m from main river is likely to be appropriate.</p>
OVERALL CONCLUSION AND NEXT STEPS	<p>The site forms part of the Hoover Strategic Regeneration Area which is formed of various adjoining development sites that will come forward during the Replacement Plan period. The Hoover Strategic Regeneration Area has been informed through the preparation of a Framework Masterplan (June 2018) which provides a comprehensive approach towards the redevelopment of the area, including consideration of green infrastructure and open spaces. Development of this site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing a strategic housing site within the Primary Growth Area. This site is therefore recommended for allocation as part of the Hoover Strategic Regeneration Area.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 74 Pwynt Cyfeirnod / Ref Point 3.74 Maint y Safle (Ha) / Site Size (Ha) 5.73

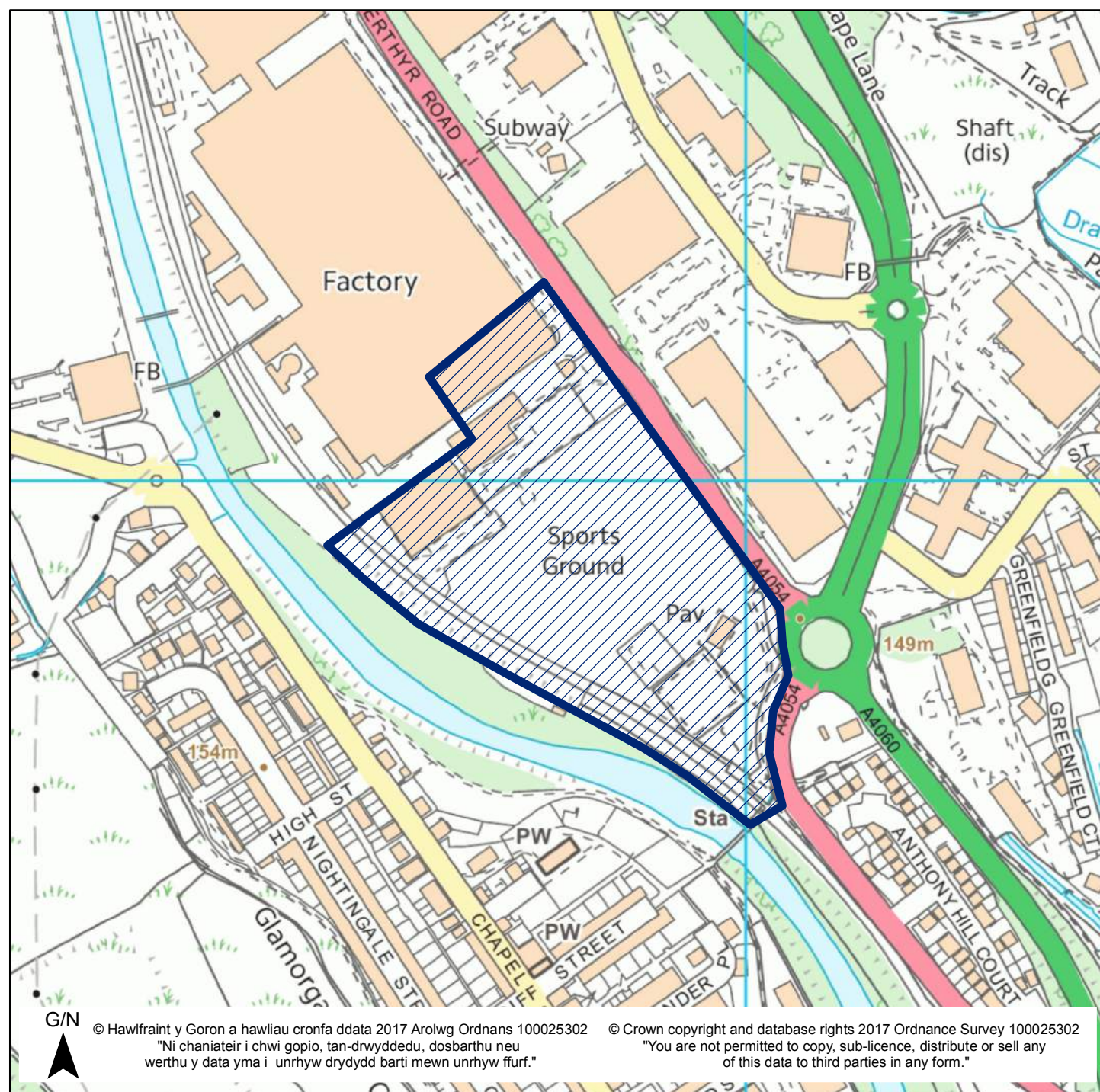
Enw'r Safle / Site Name Hoover factory facade, gatehouse and sports ground

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Sports Ground/Industrial

Defnydd Arfaethedig / Proposed Use Sports Ground

Dwyreiniad / Easting: 305888 Gogleddiad / Northing 203945



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

Cofrestr Safle Ymgeisydd - Gorffennaf 2017/ Candidate Sites Register- July 2017

SITE DETAILS			
Site Reference:	74	Representor Number:	207
Site Address:	Hoover Factory Sports Ground		
Area (Ha):	5.73		
Current Use(s):	Sports ground/industrial		
Proposed Use(s):	Sports ground		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (Merthyr Tydfil Heritage Trust)	
If not, are all other land owners aware of this submission?		Yes	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	The site is a sports field towards the southern end of the Hoover factory site although there are some buildings located on the periphery of the submitted site.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is located within the community of Pentrebach, within the main Merthyr Tydfil settlement boundary.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (school, local shop etc) are within 800m of site.

Is the site currently accessible from the existing highway network?	Yes	The site can be accessed from existing highway network, although improvements will be required.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located within the Merthyr Tydfil Landscape of Outstanding Historic Interest and GGAT have advised that a desk based assessment that looks at archaeological issues will be required.
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There is an avenue of tree along Merthyr Road to the East of the site. The frontage of the Hoover factory is also of local importance but is not listed.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	A railway line runs along Western boundary of the site.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The Afon Taf SINC runs to the West of the site.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	Site has previously been ironworks, and more recently a sports field related to the Hoover Factory.
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	If the sports field was to be retained in its current form, it would provide a community facility, provided the use of the field is opened up to the public. However, retention of the facility at this location this would impact on the future redevelopment of the

		wider Hoover Factory site for residential and mixed uses which would need to be considered (for example the layout of new developments and the location of existing infrastructure such as Pentrebach Station).
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/a	n/a
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Significant areas of the site lie in a Development high risk coal area. A coal mining risk assessment would therefore be required.
SITE SUITABILITY SUMMARY		
The site is currently located within the main Merthyr Tydfil settlement, between the communities of Pentrebach and Abercanaid. The sports pitch is identified in the Councils Open Space Strategy, retention of the facility would not result in the loss of identified open space. Retention of the sports ground facility and building at this location this would impact on the future redevelopment of the wider Hoover Factory site for residential and mixed uses which would need to be considered.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	There is potentially contaminated land on the site.	n/a
Power	n/a	n/a
Water/Sewerage	n/a	n/a
Health	n/a	n/a
Education	n/a	n/a
Highways (including drainage)	n/a	n/a
Environmental Health	The site is unknown filled ground in that it was a heap associated with Pentrebach ironworks. There were extensive tramways, and a railway including a docks and station.	A ground conditions survey should be undertaken. This should include random sampling across whole site with at least 5% area coverage to ensure 95% certainty of hotspot detection, plus targeted sampling in the area of the brickworks.
Other internal consultees	n/a	n/a
OVERALL CONCLUSION AND NEXT STEPS	<p>The site forms part of the Hoover Strategic Regeneration Area which is formed of various adjoining development sites that will come forward during the Replacement Plan period. The Hoover Strategic Regeneration Area has been informed through the preparation of a Framework Masterplan (June 2018) which provides a comprehensive approach towards the redevelopment of the area, including consideration of green infrastructure and open spaces.</p> <p>Retention of this site as a sports field would not correspond with the master-planning work that has already been undertaken on the Hoover Strategic Regeneration Area. The masterplan does however recognise that mitigating the loss of this area of open space will be an important element of the development of the wider area.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 75 Pwynt Cyfeirnod / Ref Point 3.75 Maint y Safle (Ha) / Site Size (Ha) 33.18

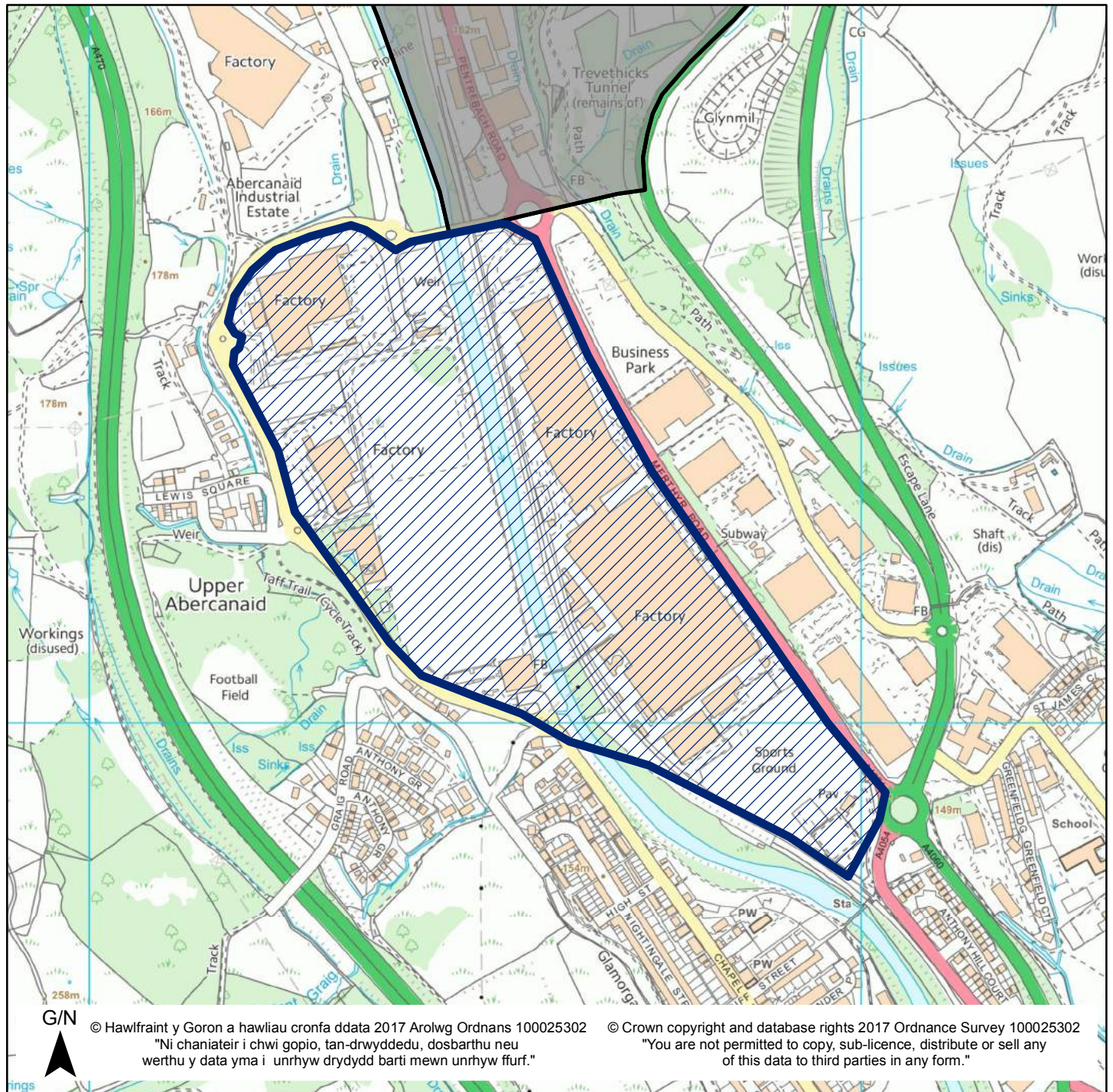
Enw'r Safle / Site Name Hoover Factory Site, Pentrebach

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Industrial

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305565 Gogleddiad / Northing 204263



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

Cofrestr Safle Ymgeisydd - Gorffennaf 2017/ Candidate Sites Register- July 2017

SITE DETAILS			
Site Reference:	75	Representor Number:	188
Site Address:	Hoover Factory Site		
Area (Ha):	33.18		
Current Use(s):	Industrial		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (Mr A Collins)	
If not, are all other land owners aware of this submission?		n/a	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	The site is the Hoover Factory site and Dragon Parc area, although there is a sports field towards the southern end of the site.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is located within the communities of Pentrebach and Abercanaid, within the main Merthyr Tydfil settlement boundary.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (school, local shop etc) are within 800m of most of the site.

Is the site currently accessible from the existing highway network?	Yes	The site can be accessed from existing highway network, although some improvements may be required.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located within the Merthyr Tydfil Landscape of Outstanding Historic Interest and GGAT have advised that a desk based assessment that looks at archaeological issues will be required.
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There is an avenue of tree along Merthyr Road to the East of the site. The frontage of the Hoover factory is also of local importance is not listed.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	A railway line runs along Western boundary of the site and high voltage power lines cross the site at the northern end.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The Afon Taf SINC runs north-south through the site.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	The site includes a former ironworks and more recently the Hoover factory. A ground conditions surveys will be required.
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	A large portion of the site to the East of the River Taff is a C2 flood zone.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Redevelopment of site will form part of larger strategic regeneration area, which could provide public transport infrastructure improvements, open space and new retail provision.

DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	A Framework Master Plan has been prepared to inform the development proposals at the Hoover Strategic Regeneration Area. This demonstrates that a mix of appropriate uses can be accommodated on the site. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. Residential development at the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Significant areas of the site lie in a Development high risk coal area. A coal mining risk assessment would therefore be required. A buffer zone of 10m from main river with enhancement in quality of the Afon Taf SINC, an ecological connective corridor, would need to be considered. Master planning work has identified green infrastructure constraints and opportunities however an Ecological Impact Assessment that considers mitigation, compensation and enhancement would be required as part of detailed development proposals.
SITE SUITABILITY SUMMARY		
The site is currently located within the main Merthyr Tydfil settlement and could provide significant new development between the communities of Pentrebach and Abercanaid. The area contains extensive previously developed land and various constraints have been identified though the site assessment process. A high level framework master plan has been prepared which considers the key constraints and this demonstrates that the proposed level of growth is achievable although flood risk issues on the Western part of the site is likely to be the biggest constraint for the Dragon Parc area. In addition, an Employment Land Review has informed the proposals at the Strategic Regeneration Area. Whilst further assessments would be required as part of detailed development proposals, these should not represent insurmountable constraints for the redevelopment of the majority of the site. Therefore, the site could make a significant contribution to future local growth.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The Dragon Parc and Abercanaid sites have large areas which fall within Zone C2. The flood risk is primarily from the River Taff and Nant Canaid and runs through the centre of these sites. The proposal is for mixed uses and could include highly vulnerable development within Zone C2 which should not be permitted. Development proposals should be informed by a Strategic Flood Consequence Assessment and project level Flood Consequence Assessment where necessary.	A Strategic Flood Consequence Assessment should inform the Plan. Detailed development proposals will need to be informed by a project level Flood Consequence Assessment where appropriate. This should establish whether the risks and consequences of flooding can be acceptably managed in line with TAN15 criteria.
Power	Western Power Distribution has confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. However, due to the dynamic nature of the local distribution network developers should contact Western Power Distribution to obtain up-to-date and accurate information at the development planning stages. Wales and West Utilities have gas pipes in the area and development may affect the apparatus however no specific objections have been received. Developers should consult with the utilities providers to inform detailed development proposals.	Where developments are situated on top or in close proximity to existing Western Power Distribution, Nation Grid or Wales and West assets physical diversions or protection measures may be required. These are not anticipated to provide insurmountable constraints to the level of growth proposed however developers should consult with the relevant utilities providers when preparing detailed proposals.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd wastewater treatment works area. There are no issues with this wastewater treatment works accommodating foul-flows at present. However, due to the scale of the potential developments a hydraulic modelling assessment will be required in order to determine whether any reinforcement/off-site works are required to the existing network.	There are numerous water mains and sewers crossing the site for which protection measures will be required in the form of easement widths or diversions.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County	n/a

	Borough.	
Highways (including drainage)	<p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from Merthyr Road (A4054), the roundabout at the North of the site and an un-named road in Abercanaid</p> <p>A Ground investigation will be required including a contamination survey due to various past activities on site.</p>	<p>A Transport Assessment should be carried out to identify the required local and wider highway network improvements.</p> <p>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</p>
Environmental Health	<p>The site contains unknown filled ground associated with Pentrebach ironworks. There was also a brickworks on site and more recently it has been the Hoover factory.</p> <p>The site is within the 55-69.9dB boundary of the A4054. Siting of noise sensitive residential developments should take noise into consideration.</p> <p>Air quality of the A4054 including the introduction of additional residential properties should be considered.</p>	<p>A ground conditions survey, in consultation with Environmental Health, should be undertaken. This should include random sampling across whole site with at least 5% area coverage to ensure 95% certainty of hotspot detection plus targeted sampling in the area of the brickworks. Noise and air quality will also need consideration as part of detailed proposals.</p>
Other internal consultees	<p>Extensive stands of Japanese Knotweed extend alongside the River Taff on both banks and long term eradication is unlikely to be achieved. There should be recognition of the presence of this invasive species as a component of the development, but care should be taken to ensure that any disturbance or work in close proximity to this invasive species makes use of all measures available to avoid redistribution.</p> <p>The site includes part of Afon Taf SINC. This habitat is important regional scale ecological connective habitat. The part of the main river running alongside this site is canalised but contains historic records of UK and European Protected Species. Whilst there is limited ecological information on the rest of the site it is likely that the majority of the site has very limited biodiversity value (aside from the SINC/main river corridor) with some</p>	<p>A Japanese Knotweed Survey and strategy will be required.</p> <p>An Ecological Impact Assessment including mitigation, compensation and enhancement will be required. A buffer zone of 10m from main river is likely to be appropriate.</p>

	potential for protected species using existing structures. There is a high likelihood of insignificant ecological impact after mitigation, compensation and enhancement.	
OVERALL CONCLUSION AND NEXT STEPS	<p>Whilst constraints have been identified due to the former industrial uses in the area, the assessment has not identified constraints that would be insurmountable to the wider regeneration of the site. The Hoover Factory and Dragon Parc sites provided significant development sites that due to come forward for development during the Replacement Plan period. The Hoover Strategic Regeneration Area has been informed through the preparation of a Framework Masterplan (June 2018) which considers key constraints and illustrates the proposed level of growth proposed is achievable.</p> <p>Development of this site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing a strategic housing site within the Primary Growth Area. The Hoover Factory site is appropriate for residential development however the Dragon Parc site is located in flood zone C2 areas where development would be subject to flood mitigation work and detailed Flood Consequence Assessments. Whilst residential site allocations here would be inappropriate the site offers future redevelopment opportunities where proposals can satisfy the requirements of TAN 15. This site is therefore recommended to be allocated as part of the Hoover Strategic Regeneration Area.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 76 Pwynt Cyfeirnod / Ref Point 3.76 Maint y Safle (Ha) / Site Size (Ha) 3.7

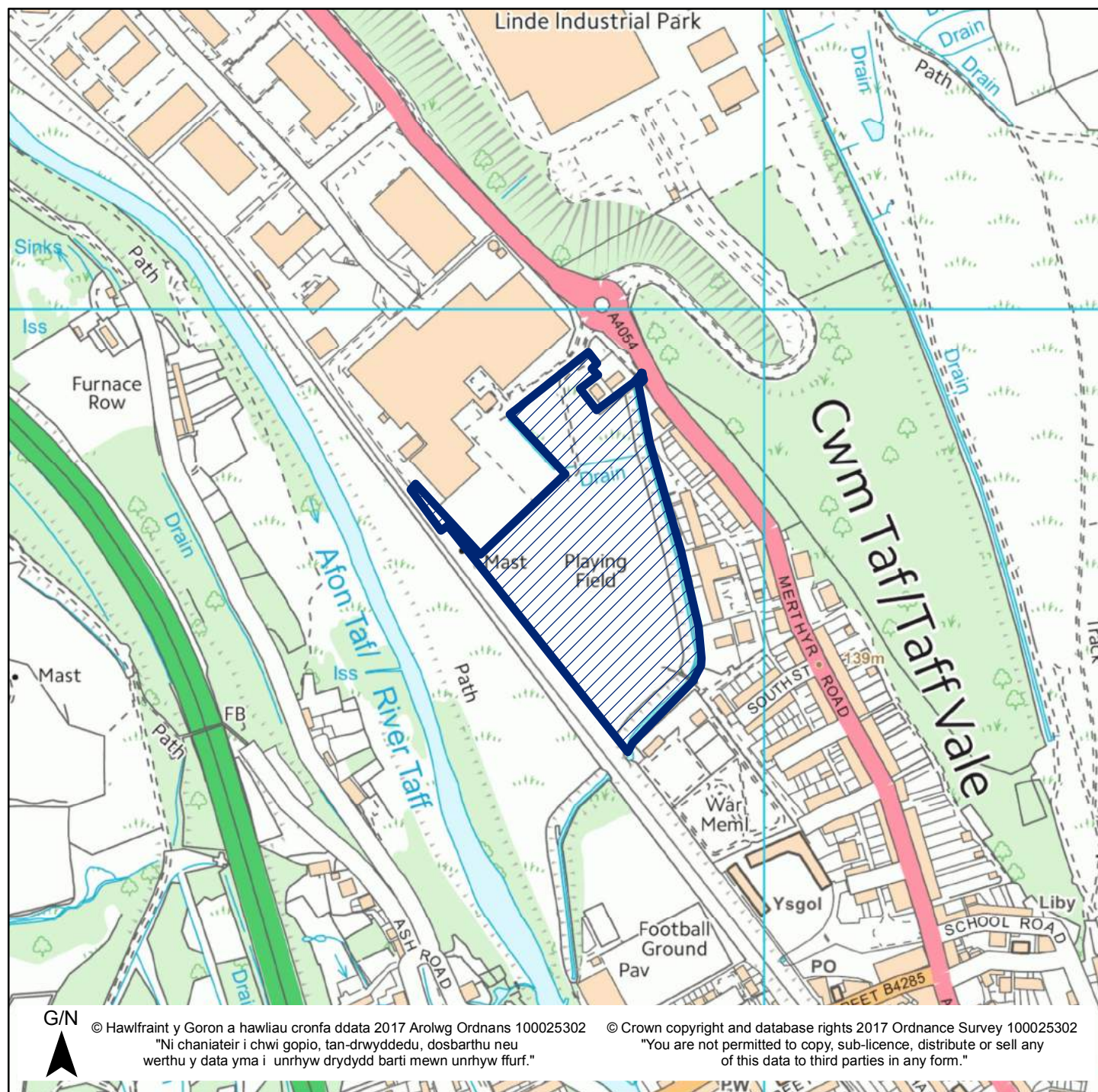
Enw'r Safle / Site Name Land south of Merthyr Tydfil Industrial Park/Sekis

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Employment

Dwyreiniad / Easting: 306857 Gogleddiad / Northing 202785



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS	
Site Ref./Representor:	Site 76/253
Site Address:	Land south of Merthyr Tydfil Industrial Park
Area (Ha):	3.1
Current Use(s):	Former playing fields
Proposed Use(s):	Employment
OWNERSHIP	
Is the site wholly in the ownership of the proposer?	Yes (MTCBC Estates)
If not, are all other land owners aware of this submission?	n/a

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	The site is a former playing field
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is within the existing settlement boundary & is adjacent to the settlements of Troedyrhiw
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the local services, schools & bus stops at Troedyrhiw & Pentrebach

Is the site currently accessible from the existing highway network?	Yes	The site is accessible from a spur connecting to the adopted highway of Merthyr Road to the northeast although some improvements will be required
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	n/a
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	There are a number of mature trees on the boundary of the site
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	A railway line is adjacent to the site.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	The site is unknown filled ground including a backfilled stream.
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	The site is within areas of less & intermediate susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site has Japanese Knotweed to the north. This is an open space and its loss will reduce the level of provision within the Plymouth ward. As a consequence of loss it is anticipated that the development will fund improvements to play provision / sports pitch provision nearby notably Priority Open Space Pentrebach Fields (identified in the OSS).
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the	No	The site is not considered to be of sufficient size to provide additional community

development e.g. provision of community facilities?		benefits although development of the site would provide additional employment land supply in the Other Growth Area.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	n/a	n/a
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The majority of the site is within a development high risk area in terms of coal mining & a coal mining risk assessment would therefore be required.
SITE SUITABILITY SUMMARY		
The site is flat and clear of vegetation. It is also accessible from the adjacent adopted highway and could provide a logical extension to the Merthyr Tydfil Industrial Estate.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	Semi-natural habitat	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate	Consultation with utility providers as part of detailed development proposals will be required to identify

	information at the development planning stages.	whether any protection measures or upgrades would be required.
Water/Sewerage	Although there would appear to be no issues in providing a clean water supply to this proposed development site, DCWW would need to know the end use before providing definitive comments	A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water infrastructure network in order to accommodate the site.
Health	n/a	n/a
Education	n/a	n/a
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however this does not represent an insurmountable constraint. The site is accessible from a spur off the adopted highway of Merthyr Road to the northeast.	<p>A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify whether local and wider highway network improvements are required.</p> <p>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</p>
Environmental Health	The site is a heap (Dixies Field). It is unknown filled ground including a backfilled stream.	Sampling as indicated by use.
Other internal consultees	This site is infested with Japanese knotweed to the north this can be a challenge to control within riverine environments. As a consequence of a loss of open space, it is anticipated that the development will fund improvements to play provision / sports pitch provision nearby, notably Priority Open Space: Pentrebach Fields. A buffer zone of 10m from the main river, with enhancement of the quality of this ecological connective corridor should form part of any development.	An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required

OVERALL CONCLUSION AND NEXT STEPS	<p>This site provides an opportunity to extend the existing Merthyr Tydfil Industrial Estate and could meet a range of needs. It has been reviewed as part of the Council's Employment Land Review which recommended allocation of the site which would provide an additional and realistic employment site allocation with the Other Growth Area. The site is therefore recommended to be allocated for employment uses in the LDP.</p>
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Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 80 Pwynt Cyfeirnod / Ref Point 3.80 Maint y Safle (Ha) / Site Size (Ha) 0.8

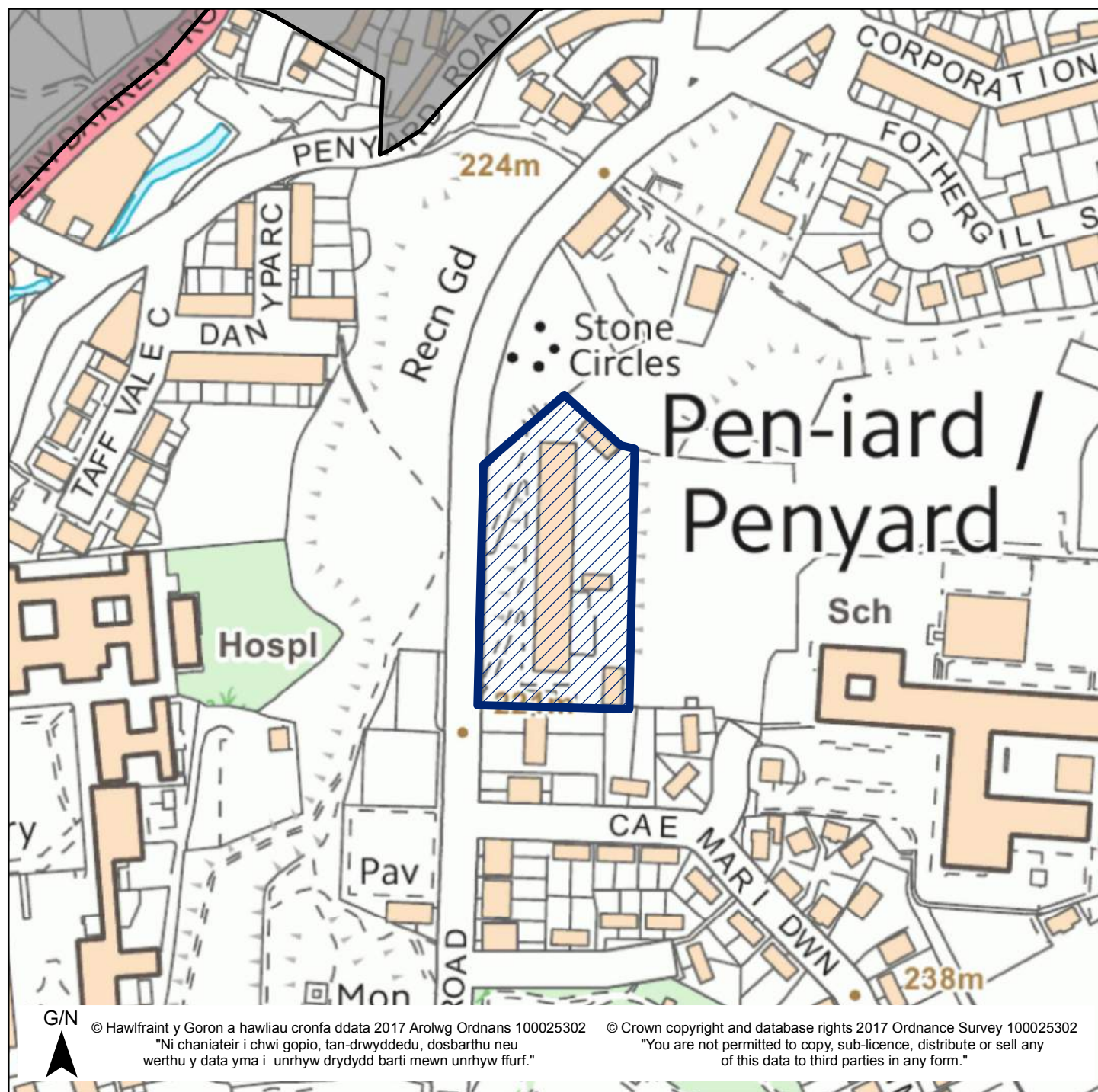
Enw'r Safle / Site Name Land at Queens Road (Former School)

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305355 Gogleddiad / Northing 206538



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	80	Representor Number:	191
Site Address:	Land at Queens Road (Former School) Town		
Area (Ha):	0.8		
Current Use(s):	Vacant land		
Proposed Use(s):	Residential (see also sites 82 and 84)		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (Owner Mr. G. Pritchard)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	Urban demolished school buildings.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary and within Thomastown.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	PROW (BLK87) runs along northern boundary of site. A bus stop (38) is situated in front of site on Queen's Road. The site is situated 1.5 Km from the bus and train Stations and within the vicinity of Cyfarthfa High School and Lower Thomastown Park Recreation Ground.
Is the site currently accessible from the existing highway network?	Yes	Good access to Queens Road (Adopted other classified and rural unclassified routes, Adopted footway). Remains of former hardstand and access roads.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A

Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Historic landscape HLCA36 former woodland; early 20th century integrated suburb and education, demolished school. However, there is unlikely to be any adverse impact on historic assets or the historic environment that would require mitigation. Site lies adjacent to Thomastown Conservation Area
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	This site is close to a very significant open space Lower Thomastown Park and Legion Field Open Space which carries the character of the entire local area ((Page 53 OSS). A steep grassed embankment with a number of trees extends along the western part of the site. Further along Queen's Road, lies Thomastown Park and Conservation Area with a Grade II listed Boer War Memorial, a Victorian Park and other locally listed properties.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	The site has very low biodiversity value but good north-south ecological connectivity bordering the site: trees and hedges.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	There are some fill features at the site edges on the historic maps. These are unknown filled ground. There may be asbestos containing material associated with the school demolition.
Is the site affected by any existing planning designations or permissions?	Yes	P/16/0235– Refusal for outline permission for residential development due to layout of scheme. Previously the site benefitted from Outline planning for residential. Appeal APP/U6925/A/17/3190603 dismissed due to conflict with LDP Policy BW7.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes Yes	Previously a school site. Large banked area and mature trees on site. Retention of tree cover to the frontage on Queen's Road essential. The site is not known to contain invasive species although these can be found extensively nearby.

WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Town ward suffers from an absence of allotment provision and a shortage of amenity greenspace. Maintaining landscape character to the road frontage through the retention / planting of trees along the roadside addresses the amenity greenspace issue for this site.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (E.g. any technical feasibility studies or development viability appraisals).	Yes	The site has been subject to a recent planning application (P/16/0235) however this was permission refused due to the proposed layout. Topographical, Tree and Phase One Habitat surveys submitted with a recent planning application.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	This part of Thomastown has a distinct character of leafy roads, good views, larger houses etc. This is a specific character that lends an air of decayed affluence. The proximity to Thomas Town Park reinforces this character and it is one which should be reflected in the nature of the design of the site. Proximity to the town’s core, an prospect views to the west guides the nature of the design. The tree lined roadside of Queens Road provides visible links across to and from the countryside; these aspects should be preserved as part of the proposed design. Information on biodiversity enhancements should be provided. Development character to reflect that of continuity with existing residential properties on Queen’s Road is required. The site is not known to contain invasive species although these can be found extensively nearby.
SITE SUITABILITY SUMMARY		
The site comprises land previously occupied by the former Ysgol Santes Tudful. Access is gained from the adopted Queen’s Road which is fronted by a steep embankment including a number of mature trees and dense vegetation forms a boundary with Cyfarthfa School. The site is situated in a residential area comprising houses with generous proportions and landscaped gardens. Development of the site could be successfully incorporated into the neighbourhood subject to houses and garden sizes being proportionally similar to those in the vicinity and by retaining peripheral trees and hedges, particularly along Queens Road.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power- Electric Power - Gas	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages. A plan showing pipes in the area was supplied in relation to a planning application P/16/0235. Any developer should contact Wales and West directly to discuss requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	DCWW Area - Cilfynydd wastewater treatment works. There are no issues in providing this site with a water supply or with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues with the water treatment works accommodating foul-flows at present.	N/A
Health	No comment.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	N/A
Highways (including drainage)	Existing highway access available from Queens Road adopted highway although local improvements are likely to be required as there is a 5m difference in level to the "old school". Improvement works to the local and wider highway network should be identified through a comprehensive transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal as there are also visibility concerns. Highway reports including traffic speed reports were submitted with the application P/16/0235.	N/A
Environmental Health	Targeted sampling at the site edges. Check demolition records. If an audit trail for asbestos cannot be established random sampling will be necessary. This should be discussed with Environmental Health prior to sampling.	The site is likely to be within guideline assessment criteria, meaning it is suitable for the proposed use.
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 82 Pwynt Cyfeirnod / Ref Point 3.82 Maint y Safle (Ha) / Site Size (Ha) 1.47

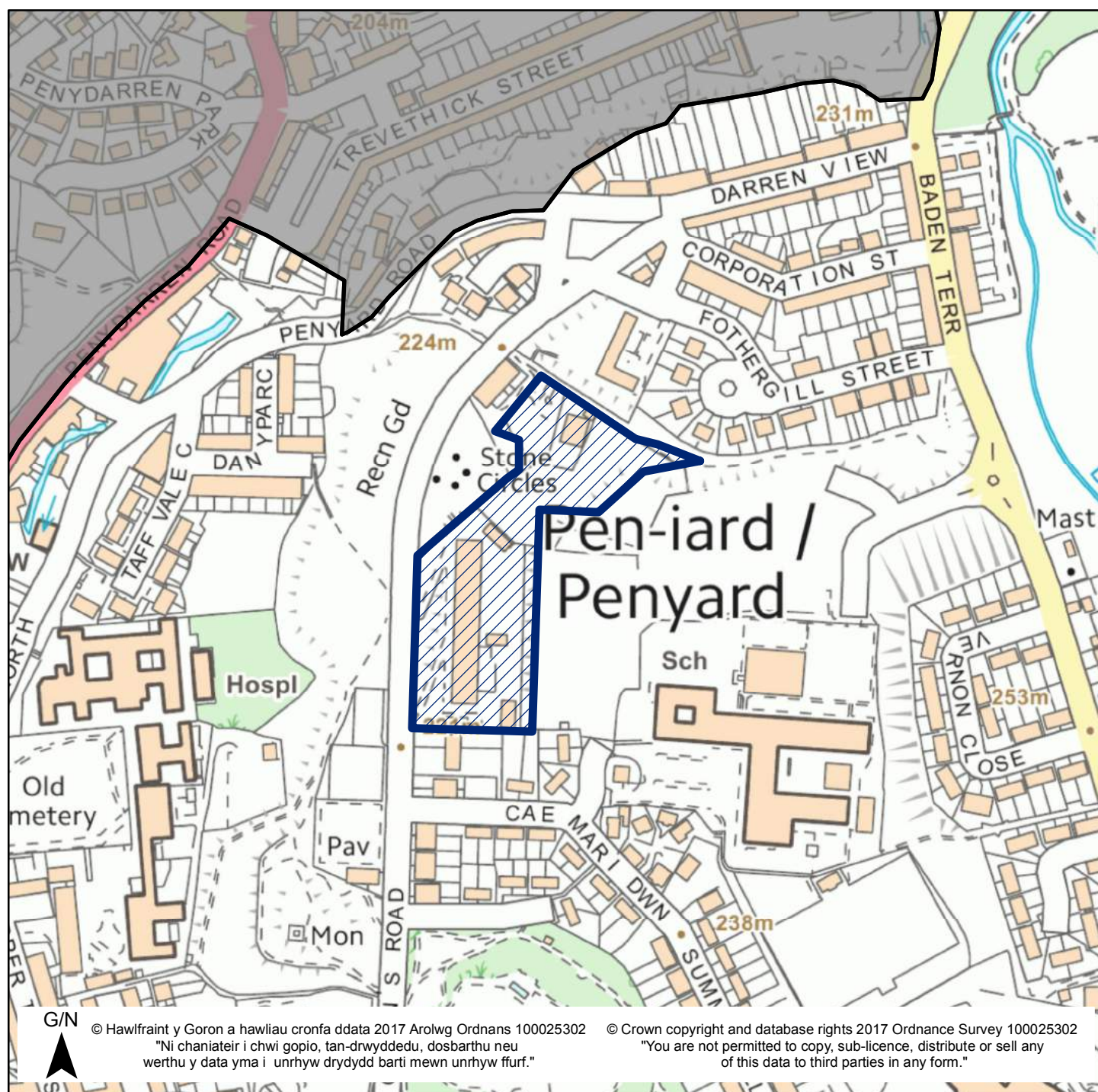
Enw'r Safle / Site Name Former School Site, Queens Road

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant land/Residential

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305381 Gogleddiad / Northing 206578



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	82	Representor Number:	188
Site Address:	Former School Site, Queens Road Town		
Area (Ha):	1.47		
Current Use(s):	Vacant land/Residential		
Proposed Use(s):	Residential (see also sites 80 & 84)		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (Owner Mr. G. Pritchard main school site and Private ownership house in the north of the site).	
If not, are all other land owners aware of this submission?		Unknown	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	Demolished school and existing residential unit and garden.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary and within Thomastown.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	PROW (BLK87) runs along northern boundary of site. A bus stop (38) is situated in front of site on Queen's Road. The site is situated 1.5 Km from the bus and train Stations and within the vicinity of Cyfarthfa High School and Lower Thomastown Park Recreation Ground.

Is the site currently accessible from the existing highway network?	Yes	Good access Queen's Road (Adopted other classified and rural unclassified routes, Adopted footway). Remains of former hardstand and access roads.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Historic landscape HLCA36 former woodland; some tipping, early 20th century integrated suburb and education, demolished school. However, there is unlikely to be any adverse impact on historic assets or the historic environment that would require mitigation. The Site lies adjacent to the Thomastown Conservation Area.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	This site is close to a very significant open space Lower Thomastown Park and Legion Field Open Space which carries the character of the entire local area ((Page 53 OSS). A steep grassed embankment with a number of trees extends along the western part of the site. Further along Queen's Road, lies Thomastown Park and Conservation Area with a Grade II listed Boer War Memorial, a Victorian Park and other locally listed properties.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	The site has very low biodiversity value but good north-south ecological connectivity bordering the site: trees and hedges.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	There may be some unknown filled ground at the north third close to Penyardarren ironworks land. There may be asbestos containing material associated with the school demolition.
Is the site affected by any existing planning designations or permissions?	Yes	The site has been subject to a recent planning application (P/16/0235) which was refused due to the layout of the scheme. Whilst development would be acceptable in principal this was dismissed at Appeal (APP/U6925/A/17/3190603).

PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	Previously a school site. Large banked area and mature trees on site. Retention of tree cover to the frontage on Queen's Road essential. The site is not known to contain invasive species although these can be found extensively nearby. A small part of the site to the north east lies within an area with a high risk of coal mining legacy issues and the presence of mine entries which if not addressed may lead to future public safety hazards.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Town ward suffers from an absence of allotment provision and a shortage of amenity greenspace. Maintaining landscape character to the road frontage through the retention / planting of trees along the roadside addresses the amenity greenspace issue for this site.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	Topographical, Tree and Phase One Habitat surveys submitted with Planning Application P/16/0235.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	This part of Thomastown has a distinct character of leafy roads, good views, larger houses etc. This is a specific character that lends an air of decayed affluence. The proximity to Thomastown Park reinforces this character and it is one which should be reflected in the nature of the design of the site. Proximity to the town's core, an prospect views to the west guides the nature of the design. The tree lined roadside of Queens Road provides visible links across to and from the countryside; these aspects should be preserved as part of the proposed design. Information on biodiversity enhancements should be provided. Development character to reflect that of continuity with existing residential properties on Queen's Road is required. The site is not known to contain invasive species although these can be found extensively nearby.

SITE SUITABILITY SUMMARY

The site comprises land previously occupied by the former Ysgol Santes Tudful and an existing residential unit to the northern portion of the site. Access is gained from the adopted Queen's Road which is fronted by a steep embankment including a number of mature trees and dense vegetation forms a boundary with Cyfarthfa School. The site is situated in a residential area comprising houses with generous proportions and landscaped gardens. Development of the site with the exclusion of the existing residential unit could be successfully incorporated into the neighbourhood subject to houses and garden sizes being proportionally similar to those in the vicinity and by retaining peripheral trees and hedges, particularly along Queens Road.

STAGE 2 INFRASTRUCTURE ASSESSMENT

SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power-Electric Power Gas	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages. Plan showing pipes in the area. Nay developer should contact Wales and West directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	DCWW Area - Cilfynydd wastewater treatment works. There are no issues in providing this site with a water supply or with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues with the water treatment works accommodating foul-flows at present.	N/A
Health	No comment	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	N/A

Highways (including drainage)	Existing highway access available from Queens Road adopted highway although local improvements are likely to be required as there is a 5m difference in level to the “old school”. Improvement works to the local and wider highway network should be identified through a comprehensive transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal as there are also visibility concerns. Highway reports including traffic speed reports were submitted with the application P/16/0235.	N/A
Environmental Health	Targeted sampling at the North site boundary. Check demolition records. If an audit trail for asbestos cannot be established random sampling will be necessary. This should be discussed with Environmental Health prior to sampling.	The site is likely to be within guideline assessment criteria, meaning it is suitable for the proposed use.
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan’s housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	



Dwyreiniad / Easting: 305050 **Gogleddiad / Northing** 206265



SITE DETAILS			
Site Reference:	83	Representor Number:	188
Site Address:	Former Night Club, Church Street Town		
Area (Ha):	0.07		
Current Use(s):	Vacant building		
Proposed Use(s):	Residential (see also site 89)		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (Private ownership –The Baverstock Family)	
If not, are all other land owners aware of this submission?		Yes	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	Buildings and demolished buildings on site.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary and within Merthyr Town Centre.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	A Town centre location less than 0.5km from the central bus and train stations, banks post office, library and shops. Runs alongside the Trevithick Trail.
Is the site currently accessible from the existing highway network?	Yes	Access is from Church Street (Adopted other classified and unclassified routes Adopted footway) Shiloh Lane and Tramside Road Terrace which flank the site.

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	Listed building (1998); 1855 Welsh Wesleyan Methodist Shiloh Chapel built by Isambard Kingdom Brunel as mitigation for the demolition of the original chapel due to the construction of the railway and station. Converted to Miners' Welfare Hall in 1921, then used as a night club from 1987, derelict. The cultural significance of the site should be preserved where possible or recorded.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located within the Historic Landscape character area HLCA001. Site lies adjacent to Town centre Conservation Area.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	Boundary wall with railings to Tramside Road Terrace and Church Street. Town centre core site, accepted that vernacular, materials and scale will reflect surrounding character.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A – sited within a residential street.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	Bat species recorded 130m east.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	Trees on site are within a Conservation Area (partially protected). Heritage Conservation Area Tree Setting consideration. Tree Impact Assessment required if trees are to be retained.
Is there a possibility that the site is contaminated?	Potentially	The site is listed as being crossed by the former mineral railway. The risk is low as it is more likely to have followed the current Tramroadside. The former hall has been demolished.
Is the site affected by any existing planning designations or permissions?	No	In 1993 a request for Listed building Consent to demolish the remains comprising the front gable end wall, side walls and front forecourt was refused by the Secretary of State. In 1995 an application to develop the building into a restaurant was withdrawn following local objections.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development?	Yes	N/A

Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	Japanese Knotweed exists within the vicinity of this site along this section of the Trevithick Trail and a full survey and assessment will be required.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	Further pressure on existing provision, particularly play space. Green Leisure Corridor (Trevithick Trail) runs to the west of the site.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	A feasibility study was carried out by Community Enterprise Wales for refurbishment as a Youth Enterprise centre including 15 office units; DTP; marketing centre, on-line banking financial and legal services; café, secretarial services and conference suite/training room.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The building suffered from severe fire damage in 1992 and appeared in the Historical Buildings at Risk – Register of Buildings at risk in Merthyr Tydfil Part 1 – April 2000. An up-dated survey was carried out by the Handley Partnership in 2011 and was included in An Historic Condition database on DVD and summary document. The fire destroyed the main roof and gutted the interior (remains includes a tall gabled Romanesque front end wall, side walls front forecourt, boundary walls and railings. Decorative features to the front façade include 9-light window band and taller centre window, a central doorway with arched ring. It is the only survivor of the alleged architecture of Isambard Kingdom Brunel in Merthyr Tydfil originally built as a non-conformist Wesleyan chapel. The condition is very poor, main structural elements serviceable but many items need replacing. Japanese Knotweed exists within the vicinity of this site and a full survey and assessment will be required together with biodiversity enhancement information.
SITE SUITABILITY SUMMARY		
The site comprises a former Night Club (The Miners Welfare Hall) which after a fire remains in poor condition and although the main structural elements are serviceable many items need replacing. Part of the building was fully restored as a separate Public House ‘Pitmans’ which is now closed. Access is gained from Church Road with an access way to the Trevithick Trail within an existing residential area. Development of the site would provide a logical infill. Whilst some constraints and potential mitigation has been identified these are not considered to be insurmountable.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	The site is traversed by a 225mm combined sewer for which protection measures will be required in the form of easement widths or diversion
Health	The opportunity to re-purpose the Miner's Hall for alternative community use / amenities should be investigated.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	N/A
Highways (including drainage)	Site adjacent to an adopted highway system with access from Tramroadside and located within close proximity to the Town Centre. The Council's Engineers have advised that the principle of development is considered acceptable. Acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.	N/A
Environmental Health	Targeted sampling to confirm whether mineral railway crossed site. Check demolition records. If an audit trail for asbestos cannot be established random sampling will be necessary. This should be discussed with Environmental Health prior to sampling.	Ground and contamination surveys may be required. The site is likely to be within guideline assessment criteria, meaning it is suitable for the proposed use.

OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>
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Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 84 Pwynt Cyfeirnod / Ref Point 3.84 Maint y Safle (Ha) / Site Size (Ha) 0.78

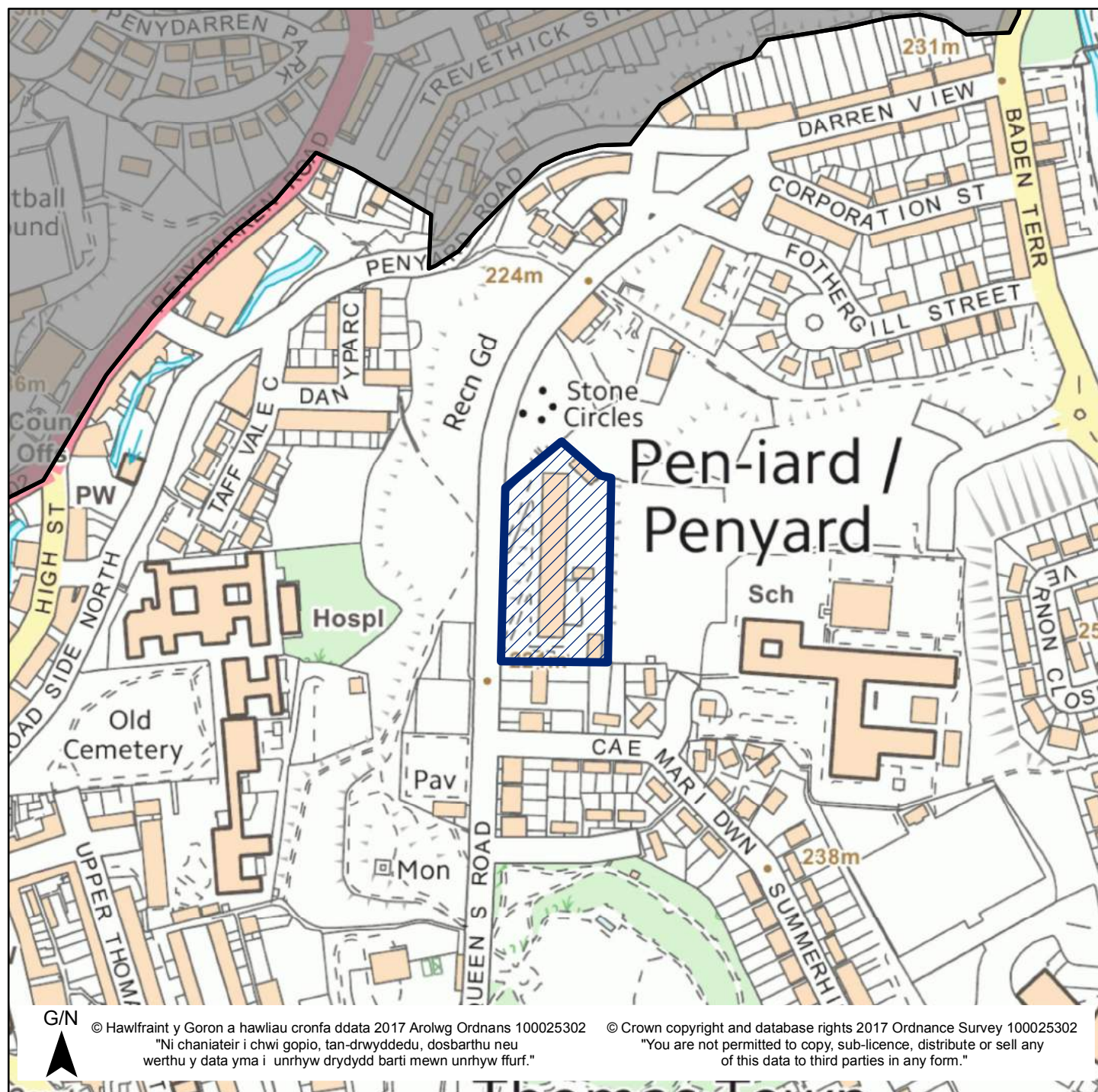
Enw'r Safle / Site Name Queens Road, Former Ysgol Santes Tydfil Site

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant Land (Former School site)

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305356 Gogleddiad / Northing 206538



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	84	Representor Number:	150
Site Address:	Queens Road, Former Ysgol Santes Tydfil Site Town		
Area (Ha):	0.78		
Current Use(s):	Vacant Land (Former School site)		
Proposed Use(s):	Residential (see also sites 80 & 82)		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (Owner Mr. G. Pritchard).	
If not, are all other land owners aware of this submission?		Yes	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	Urban demolished School site.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary and within Thomastown.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	A PROW (reference BLK87) runs along northern boundary of site. A bus stop (38) is situated in front of site on Queen's Road. The site is situated 1.5 Km from the bus and train Stations and within the vicinity of Cyfarthfa High School and Lower Thomastown Park Recreation Ground.
Is the site currently accessible from the existing highway network?	Yes	Good access Queen's Road (Adopted other classified and rural unclassified routes, Adopted footway). Remains of former hardstand and access roads.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A

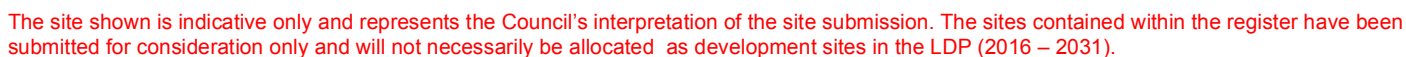
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Historic landscape HLCA36 former woodland; early 20th century integrated suburb and education, demolished school. However, there is unlikely to be any adverse impact on historic assets or the historic environment that would require mitigation. The site lies adjacent to Thomastown Conservation Area.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	This site is close to a very significant open space Lower Thomastown Park and Legion Field Open Space which carries the character of the entire local area ((Page 53 OSS). A steep grassed embankment with a number of trees extends along the western part of the site. Further along Queen's Road, lies Thomastown Park and Conservation Area with a Grade II listed Boer War Memorial, a Victorian Park and other locally listed properties.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	The site has very low biodiversity value but good north-south ecological connectivity bordering the site: trees and hedges.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	There may be some unknown filled ground at the north third close to Penyarden ironworks land. There may be asbestos containing material associated with the school demolition.
Is the site affected by any existing planning designations or permissions?	Yes	The site has been subject to a recent planning application (P/16/0235) which was refused due to the layout of the scheme. Whilst development would be acceptable in principal this was dismissed at Appeal (APP/U6925/A/17/3190603).
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes Yes	Previously a school site. Large banked area and mature trees on site. Retention of tree cover to the frontage on Queen's Road essential. The site is not known to contain invasive species although these can be found extensively nearby.

WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Town ward suffers from an absence of allotment provision and a shortage of amenity greenspace. Maintaining landscape character to the road frontage through the retention / planting of trees along the roadside addresses the amenity greenspace issue for this site.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (E.g. any technical feasibility studies or development viability appraisals).	Yes	Planning permission refused due to layout. Topographical, Tree and Phase One Habitat surveys submitted with Planning Application P/16/0235.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	This part of Thomastown has a distinct character of leafy roads, good views, larger houses etc. This is a specific character that lends an air of decayed affluence. The proximity to Thomas Town Park reinforces this character and it is one which should be reflected in the nature of the design of the site. Proximity to the town’s core, an prospect views to the west guides the nature of the design. The tree lined roadside of Queens Road provides visible links across to and from the countryside; these aspects should be preserved as part of the proposed design. Information on biodiversity enhancements should be provided. Development character to reflect that of continuity with existing residential properties on Queen’s Road is required. The site is not known to contain invasive species although these can be found extensively nearby.
SITE SUITABILITY SUMMARY		
The site comprises land previously occupied by the former Ysgol Santes Tudful. Access is gained from the adopted Queen’s Road which is fronted by a steep embankment including a number of mature trees and dense vegetation forms a boundary with Cyfarthfa School. The site is situated in a residential area comprising houses with generous proportions and landscaped gardens. Development of the site could be successfully incorporated into the neighbourhood subject to houses and garden sizes being proportionally similar to those in the vicinity and by retaining peripheral trees and hedges, particularly along Queens Road.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Electric Gas	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages. A plan showing pipes in the area was supplied in relation to a planning application P/16/0235. Any developer should contact Wales and West directly to discuss requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	DCWW Area - Cilfynydd wastewater treatment works. There are no issues in providing this site with a water supply or with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues with the water treatment works accommodating foul-flows at present	N/A
Health	No comment.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	N/A
Highways (including drainage)	Existing highway access available from Queens Road adopted highway although local improvements are likely to be required as there is a 5m difference in level to the "old school". Improvement works to the local and wider highway network should be identified through a comprehensive transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal as there are also visibility concerns. Highway reports including traffic speed reports were submitted with the application P/16/0235.	N/A
Environmental Health	Targeted sampling at the North site boundary. Check demolition records. If an audit trail for asbestos cannot be established random sampling will be necessary. This should be discussed with Environmental Health prior to sampling.	The site is likely to be within guideline assessment criteria, meaning it is suitable for the proposed use.
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	



Dwyreiniad / Easting: 304806 **Gogleddiad / Northing** 206177



SITE DETAILS			
Site Reference:	85	Representor Number :	253
Site Address:	Central Bus Station and Land Adjacent Town		
Area (Ha):	0.9		
Current Use(s):	Bus Station/Vacant land.		
Proposed Use(s):	Retail/Mixed use		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC and Rockspring Property Investment Managers).	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	Comprises transport interchange (bus station), road, and non-classified amenity green space.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	Merthyr Town Centre.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	A Town Centre location within vicinity of all town centre services, train station and proposed site of new bus station. Active travel route 18 (Fire Station to Glebeland Street) is just to the north of the site. Two Public Rights of Way cross the site BLK265 & BLK266.
Is the site currently accessible from the existing highway network?	Yes	On highway network - Castle Street and Wheatsheaf Lane (Adopted other classified and unclassified routes x 2) Private i.e. not adopted highway x 2 Adopted footway

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Historic landscape HLCA001; historic OS map shows housing, chapel and 'Hong Kong Corn Mill'; redeveloped, some potential for buried features to remain. A desk-based assessment would be necessary. The site lies adjacent to Town Centre Conservation Area.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	The site includes a grassed area which is not public open space. There is also a grass strip along Avenue de Clichy which incorporates juvenile Street trees.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	N/A
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	The site includes a former cemetery. Based on the passage of time this is unlikely to pose a risk. As a car park then bus station there may be unknown fill and fugitive organics.
Is the site affected by any existing planning designations or permissions?	Yes	Allocated for retail use site R1 in the existing Adopted LDP 2006-2021. The following planning applications have also been permitted: P/14/0112 –FA for Change of Use to incorporate public toilets into existing café. P/14/0344 – Non material Amendment approval changes to landscaping scheme. P/16/0346 – Temporary change of use of 1 st floor of building adjacent to Bus Station as a homeless shelter between December and February. P/17/0340 - FA to vary condition to allow night shelter to operate between January and March 2018.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	The site is located in flood zone C2 set out in the NRW Development Advice Maps. Updated hydraulic modelling has been prepared as part of the Strategic

		Flood Consequence Assessment prepared to inform the Plan. This has considered peak flows for the river Taff and Nat Morlais convergence and has confirmed that these would breach the indicative criteria set out in TAN15. Consequently, physical mitigation works would be required to justify the allocation of the site.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	A two storey bus station building exists on site which includes the Central Bus Station Café and a Newsagents Kiosk.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Whilst the Council's Retail Planning study has not identified a need for new retail allocation to meet the projected retail headroom, development of the site close to Merthyr Tydfil Town Centre would provide additional retailing units that would support the vitality and viability of the Town Centre.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific viability study has been prepared for this potential regeneration site, however given the site's central location close to the primary shopping area, new retail or leisure proposals are likely to be realistic here. Updated hydraulic modelling has been prepared for the River Taff and Nat Morlais convergence as part of the Strategic Flood Consequence Assessment prepared to inform the Plan. This has confirmed that mitigation works would be required to satisfy the indicative TAN 15 criteria.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The site lies within flood zone C2 where mitigation works will be required.

SITE SUITABILITY SUMMARY

The site comprises the existing Central Bus Station and grassed area with a Public Right of Way running through it and street trees planted within a grass verge along Avenue De Clichy. The development of site is dependent on relocation of the bus station to Swan Street on the site of the former Hollies Health Centre and Central Police Station (see candidate site 91). This site is accessed from Castle Street adopted highway and situated in the Town Centre to the north of St. Tydfil's Shopping Centre and within a C2 Flood zone. Updated hydraulic modelling has been prepared as part of the Strategic Flood Consequence Assessment prepared to inform the Deposit Plan. This has considered peak flows for the river Taff and Nant Morlais convergence and has confirmed that these would breach the indicative criteria set out in TAN15. Consequently, physical mitigation works would be required to justify the allocation of the site.

STAGE 2 INFRASTRUCTURE ASSESSMENT

SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site falls within Zone C2 and is at risk from the Nant Morlais. If highly vulnerable development is proposed, then this should not be permitted in C2. We are aware of detailed flood risk information for this area. This was prepared by Captia (May 2016) to inform the new Merthyr Bus Station application. If the Authority can justify this type of development in this location then a FCA will be required using the latest flood risk modelling.	A project level FCA should establish mitigation measures and consider whether the risks and consequences of flooding can be acceptably managed in line with TAN15 criteria.
Power - Electric	Western Power Distribution (WPD) has confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	N/A
Water/Sewerage	The site is located in the Cilfynydd wastewater treatment works (WwTW) area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. In addition, there are no issues in providing this site with a water supply.	The site is traversed by a 225mm foul public sewer and a 300m combined public sewer for which protection measures will be required in the form of easement widths or diversions.
Health	No comments received.	N/A
Education	N/A	N/A
Highways (including drainage)	Existing highway access is possible / acceptable from Castle Street although local improvements are likely to be required as there is a 5m difference in level to the "old	To be considered as part of the RSA or TA.

	school". Improvement works to the local and wider highway network should be identified through a comprehensive transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal.	
Environmental Health	Old cemetery on the north east corner may have contamination. Sampling for occupational health of construction workers may be required. This should be discussed with Environmental Health prior to sampling. The site is also within the 55-64.9dB boundary of the A4054 and any noise implications will need to be considered as part of redevelopment proposals.	These constraints are less likely to impact on future commercial uses.
OVERALL CONCLUSION AND NEXT STEPS	The assessment has identified that the allocation of the site for new retail development would be inappropriate as existing flooding constraints breach the indicative levels set out in TAN15. The site is not necessary to meet identified retail needs however future redevelopment proposals could be considered against the policies of the Plan. Therefore, allocation of the site is not considered necessary. Future detailed development proposals would need to consider any necessary flood mitigation works prior to redevelopment of the site.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 86 Pwynt Cyfeirnod / Ref Point 3.86 Maint y Safle (Ha) / Site Size (Ha) 3

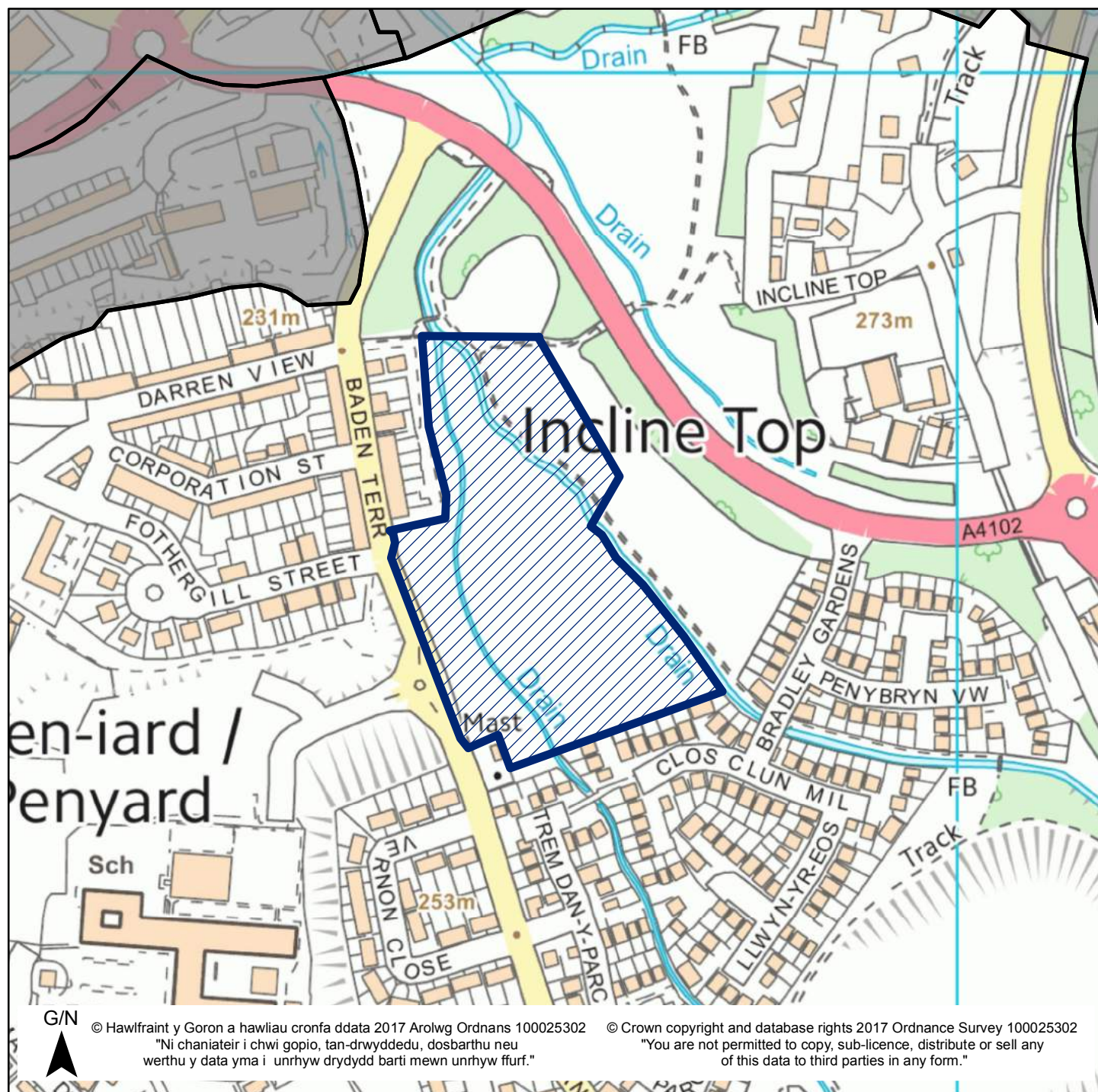
Enw'r Safle / Site Name Bradley Gardens Two

Ward / Ward Town

Defnydd Cyfredol / Current Use Informal Recreation

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305741 Gogleddiad / Northing 206701



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	86	Representor Number :	253
Site Address:	Bradley Gardens Two Town		
Area (Ha):	3 ha		
Current Use(s):	Informal Recreation		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	The site was reclaimed land as part of former East Merthyr land reclamation scheme.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary within proximity to the settlement of Penyard and adjacent to the Bradley Gardens 1 development.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	There is a bus stop on Pantyffin Road (38) to the west of the site. An Active Travel Route 15 (Horeb Chapel to Cyfarthfa High School) passes through the site along an unnamed road. The site is within vicinity of Cyfarthfa High School and Thomastown Park and a football ground all of which are within walking distance.
Is the site currently accessible from the existing highway network?	Yes	Pantyffyn Road (Adopted other classified and unclassified routes, adopted footway). Non-maintainable footway or grassed area (From A4102).
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A

Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the historic landscape HLCA040 Incline Top. This includes areas of tipping and nearby old levels marked on OS historic maps with potential for buried industrial landscape beneath tipping. A desk-based archaeological assessment would be necessary.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are many trees on site along the unnamed road to north of Baden Terrace Pantyffyn Road and A4102. These existing stands of trees are juvenile, have received little management and lack a diversity of age structure and there is a range of native species and wooded landscapes close to development rising to open moorland ridge.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	A telecommunications mast is sited adjacent to site.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	Most of the site contains neutral grassland which may meet SINC Criteria and is a UK & Wales BAP Habitat and Section 7 Habitat of Principal Importance for the Conservation of Biological Diversity in Wales under the Environment Wales Act 2016. The site is valuable as an ecological connective habitat on a landscape scale.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	The site is within the former Penydarren ironworks quarry and contains unknown filled ground.
Is the site affected by any existing planning designations or permissions?	Yes	Allocated in the adopted LDP as Housing site H26.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site slopes steeply in a south easterly direction towards the A4102 and the rear of the existing Bradley Gardens development. Mature vegetation circumvents the site. The majority of the site can be developed without significant impact upon features of protected or recognised biodiversity importance. No known stands of Japanese Knotweed are present although precaution should be taken to ensure the site has been adequately surveyed. Several open drains (culverts) cross the site in a north south direction and there is an attenuation pond situated to the south of the site constructed as part of the land restoration following completion of open cast coal

		mining. The site lies within an area with a high risk of coal mining legacy issues and the presence of mine entries which if not addressed may lead to future public safety hazards.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	N/A
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	Initial layouts and mater plans have previously been prepared for the site as part of the Robert Chapmen and Company/ Powell Dobson Urbanist Report (2006).
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Creating access and maintaining drainage systems and attenuation pond. An Ecological Impact Assessment will be required which will include Mitigation, Compensation and Enhancement options.
SITE SUITABILITY SUMMARY		
The site comprises former mineral workings and has arisen as the consequence of a past land reclamation programme. The site is accessible from an adopted highway Pantyffyn Road and is adjacent to an existing settlement (Bradley Gardens One) and opposite the Penyard residential area. Development of the site with an extended area would allow opportunities for incorporating managed and connected green spaces as well as providing a logical extension of the existing residential area. Whilst some constraints and potential mitigation has been identified these are not considered to be untypical for the area or insurmountable.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site lies in the DCWW Cilfynydd wastewater treatment works area. There are no issues in providing this site with a water supply. Due to the size of the development a hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site.	The site is traversed by a 150mm foul sewer for which protection measures will be required in the form of an easement width or diversion.
Health	Development of the site would represent the loss of incidental open space although alternative provision is provided close by in the ward.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	N/A
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.	Road Safety Audit (RSA) or comprehensive Transport Assessment (TA) depending on the scale of the proposal.
Environmental Health	Random sampling across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection. This should be discussed with Environmental Health prior to sampling. The previous backfilling exercise was basic, with no specific regime applied to accommodate identified development as was the case with the Bradley Gardens 'One' development. A ground conditions survey would therefore be required.	The site is likely to be within guideline assessment criteria, meaning it is suitable for the proposed use.
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site with appropriate extensions (see site 121) is therefore recommended for allocation within the Deposit Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 87 Pwynt Cyfeirnod / Ref Point 3.87 Maint y Safle (Ha) / Site Size (Ha) 3.89

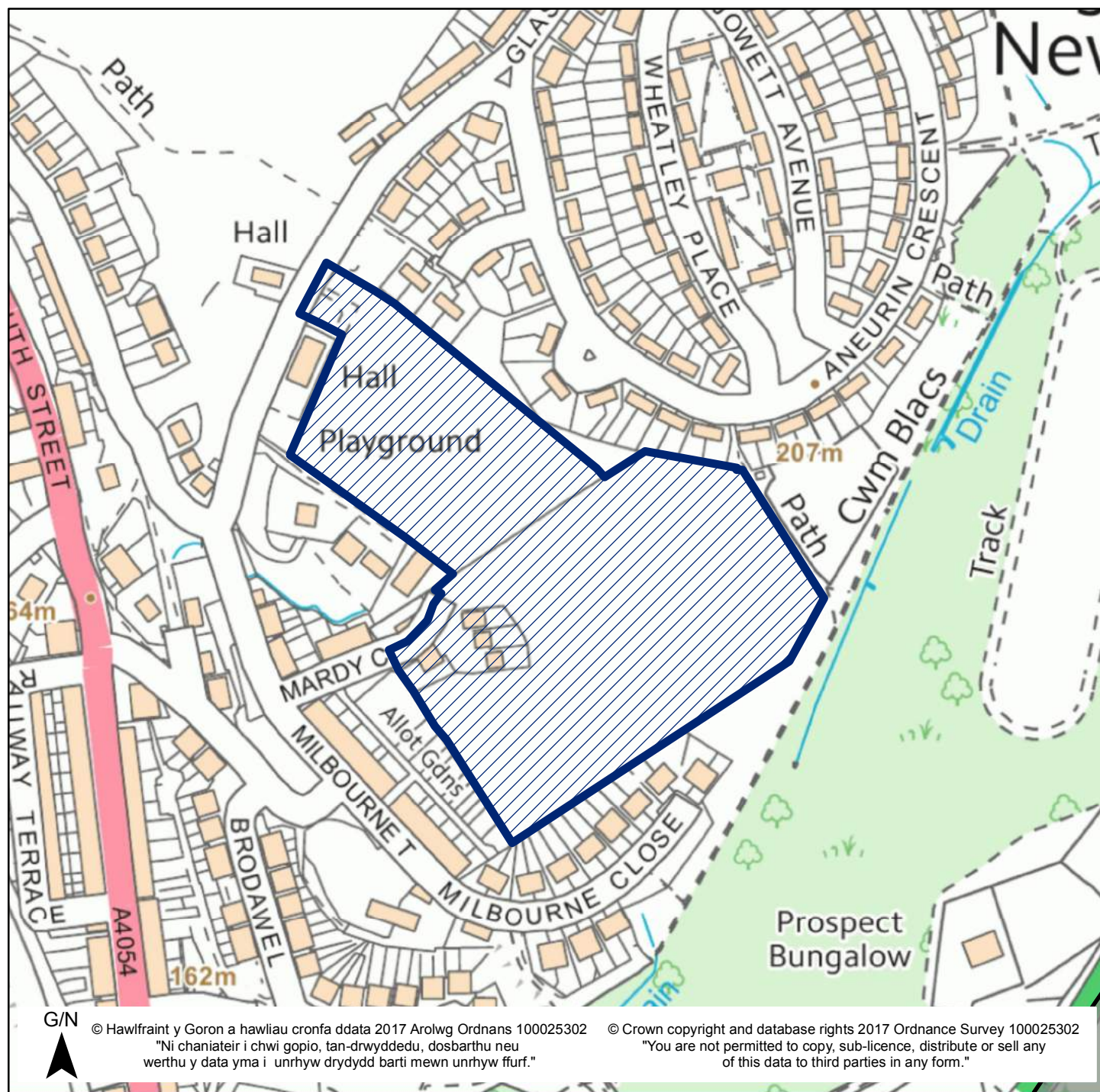
Enw'r Safle / Site Name Glasier Road

Ward / Ward Town

Defnydd Cyfredol / Current Use Playground/Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305656 Gogleddiad / Northing 205276



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	87	Representor Number:	253
Site Address:	Glasier Road		
Area (Ha):	3.89		
Current Use(s):	Playground/Vacant land		
Proposed Use(s):	Residential (113 houses at 32 dph)		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	Part housing development (Former Mardy Hospital) and green space with existing playground.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	Merthyr Town
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	A PROW runs to western edge of developed section of site. An Active Travel Route 9 (Tesco roundabout to Darren Las Trevithick Trail) runs along Milbourne Terrace to the south. There is a bus stop on Glasier Road (38). There is a community centre adjacent to the northern section of the site on Glasier Road.
Is the site currently accessible from the existing highway network?	Yes	Glasier Road & Cwrt Bevan (Adopted other classified and unclassified routes, Adopted footway x2).
Is the site likely to affect the setting of a Listed Building	No	N/A

or a Scheduled Ancient Monument? Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Historic landscape HLCA037; partly site of Mardy Isolation Hospital built 1906, demolished 2002, no other features marked on historic OS mapping, much of site housing. Unlikely to be any adverse impact on historic assets or the historic environment that would require mitigation.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	TPO/ Ancient Woodland. Cwm Blacks Open Space nearby.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	The site is predominantly of relatively low biodiversity value with the exception of a native hedgerow to the south-eastern boundary which qualifies as an "important hedgerow" under the Hedgerow Regulations 1997 and UK/Wales BAP Habitat.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	The site includes the former Mardy Hospital, an isolation hospital. It has been remediated to a standard suitable for residential use.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated for housing as site H30 in the adopted LDP.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone? Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	No Yes Yes	N/A The site slopes in parts and there are some mature trees. The site lies within an area with a high risk of coal mining legacy issues and the presence of mine entries which if not addressed may lead to future public safety hazards.

WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Town ward suffers from an absence of play space, allotment provision and amenity greenspace. To compensate for the loss of green space as a consequence of development investment within the local area into further play space provision should be made.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	Residential development has been firmly established through: P/070/0292 for the demolition of 7-10 Milbourne Terrace and the erection of 73 and associated access on southern part of the site; P/11/007 – outline and variation of conditions and P/12/0307 – a loss of 5 houses to 68 houses on southern part of the site.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	There is a new embankment and drainage ditch constructed on site and to deal with the run-off from the existing buildings on site. The hedge on site boundary should be retained and information on biodiversity enhancements provided. Japanese Knotweed is known to exist adjacent to the existing playground.
SITE SUITABILITY SUMMARY		
The site comprises four parcels of land which previously accommodated the former Mardy Hospital, and informal open space / park with playground. The site is accessible from the adopted highway Cwrt Bevan and situated within Twynyrodyn residential area. Development of the site would provide a logical extension of the residential area. Whilst some constraints and potential mitigation has been identified these are not considered to be untypical for the area or insurmountable.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	DCWW area – Cilfynydd wastewater treatment works. There are no issues in providing this site with a water supply. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site	N/A
Health	Development of the site would represent the loss of recreational space, playground & amenities.	
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Glazier Road is adopted but narrow, steep with poor visibility and little opportunity for improvement. New access from here would be refused. Access through, Aneurin Bevan Close is possible but would need to evaluate the capacity of access onto Milbourne Terrace and A4054.	Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) will be required.
Environmental Health	Sampling is not required as the site has been remediated.	
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of an extended site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan. An amended site boundary has been proposed (site 116) to take account of recent residential development.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 88 Pwynt Cyfeirnod / Ref Point 3.88 Maint y Safle (Ha) / Site Size (Ha) 5.75

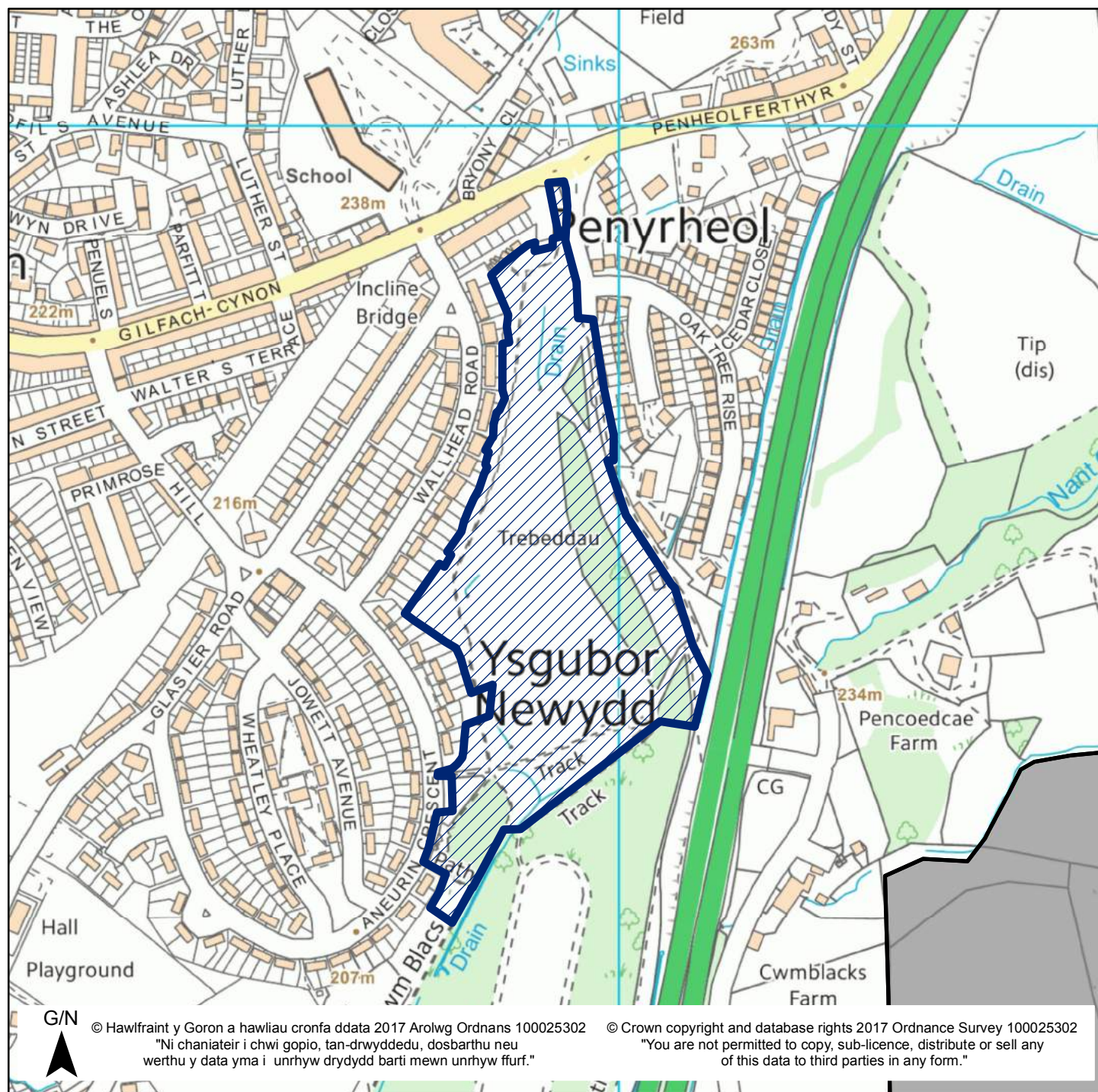
Enw'r Safle / Site Name Penheolferthyr, Twynirodyn

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305946 Gogleddiad / Northing 205640



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	88	Representor Number:	253
Site Address:	Penheolferthyr, Twynyrodyn Town		
Area (Ha):	5.57		
Current Use(s):	Vacant land		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	Unclassified green space - part of former East Merthyr land reclamation site.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary and within Twynyrodyn.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	Public Rights of way including a bridleway traverse the site (BLK82, 93 and 163). There is a bus stop on Wallhead Road (38), a community school is within walking distance of the site and good pedestrian access from adjacent open space including an existing children's play area on site off Elm Tree Grove.
Is the site currently accessible from the existing highway network?	Yes	This site has limited access for vehicles. Private i.e. not adopted highway off Penheolferthyr Street leading to lane off Oak Tree Rise (BLK82, 93 and 163) which circumvents the site leading to a running track in Cwm Blacs.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A

Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Historic landscape HLCA048 area of intensive ironstone and coal mining in 18th and 19th century for Plymouth Ironworks; redeveloped, some potential for buried features to remain. A desk-based assessment would be necessary. The results of these may lead to objection to a development, or to further archaeological work.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are few references to the site's former industrial uses apart from the nature of the ground itself. Cwm Blacs Open Space (Natural semi-natural open space – OSS page 53.) is situated to the south. There is an existing children's play area on site off Elm Tree Grove. The site contains substantial areas of species-rich tree cover planted as a part of earlier attempts to create a softer environment including to a band of mature trees to the rear of Wallhead Road and Oak Tree Rise. These are critical for landscape scale ecological connectivity (north-south) and for protected species foraging routes. The plantings should be retained although they have had limited success and require longer term management and improvement.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	N/A
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	Semi-natural habitat.
Is there a possibility that the site is contaminated?	Potentially	The site is the Cwm Blacks heap, unknown filled ground.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated as Housing Site H29 in the existing Adopted LDP.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes Yes	The site is bounded to the south by Cwm Blacs open space to the south. There is a fenced underground installation in the south-east of the site accessed from the lane. The site lies within an area with a high risk of coal mining legacy issues and the presence of mine entries which if not addressed may lead to future public safety hazards.

WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Potential to improve Bryony Close and link to adjacent Wimpey development. Town ward suffers from an absence of allotment provision and a shortage of amenity greenspace and play space. A development of this scale should support new or expanded play provision as a component of the development potentially with a significant open space central to the development.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	Initial layouts and draft master plans have been prepared previously, including as part of the Robert Chapmen and Company/ Powell Dobson Urbanist Report (2006).
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	A surface drain runs through the site. A bridleway traverses the site. Japanese Knotweed is known to exist on the eastern boundary of the site. By avoiding development on parts of the site and/or provision of mitigation/compensation, both on and offsite, then it is reasonably likely that the majority of the site can be developed without significant impact upon features of protected or recognised biodiversity importance. An Ecological Impact Assessment will be required which will include Mitigation, Compensation and Enhancement options including avoidance (retention of woodland connectivity); enhancement/compensation of watercourses.
SITE SUITABILITY SUMMARY		
The site comprises former mineral workings and has arisen as the consequence of a past land reclamation programme. The site is accessible from an adopted highway, Penheolferthyr Street leading to Oak Tree Rise. Development of the site would provide a logical extension of the existing residential area and have the potential to support and manage new or expanded play provision and green space. Whilst some constraints and potential mitigation has been identified these are not considered to be untypical for the area or insurmountable.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. Due to the size of the development a hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site.	The site is traversed by a 150mm foul sewer, a 150mm foul rising main and the Mountain Hare Sewage Pumping Station (SPS) for which protection measures will be required in the form of easement widths or diversion. The site is also traversed by an 8" distribution main for which protection measures will be required in the form of an easement width or diversion.
Health	No comment	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	N/A
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint. Access is likely to be gained from an existing roundabout that was constructed to enable development of adjacent site for 100 dwellings.	A Transport Assessment would be required.
Environmental Health	A ground conditions survey would be required including random sampling across whole site with at least 5% area coverage to ensure 95% certainty of hotspot detection. The site is near the 55-69.9dB boundary of the A4060.	A ground conditions survey would be required.

	<p>Environmental noise should therefore be taken into account.</p> <p>The site is near the A4060. Air quality is not known. It may be worth investigating depending on the site layout. Given that the site is in the Authority's ownership, it may be possible to install diffusion tubes in addition to those in the network. This would incur the cost of the additional tubes and any additional mileage and man-hours associated with extending the network.</p>	<p>This does not prevent development necessarily as it could be resolved through considering the exact location and orientation of properties.</p>
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 89 Pwynt Cyfeirnod / Ref Point 3.89 Maint y Safle (Ha) / Site Size (Ha) 0.07

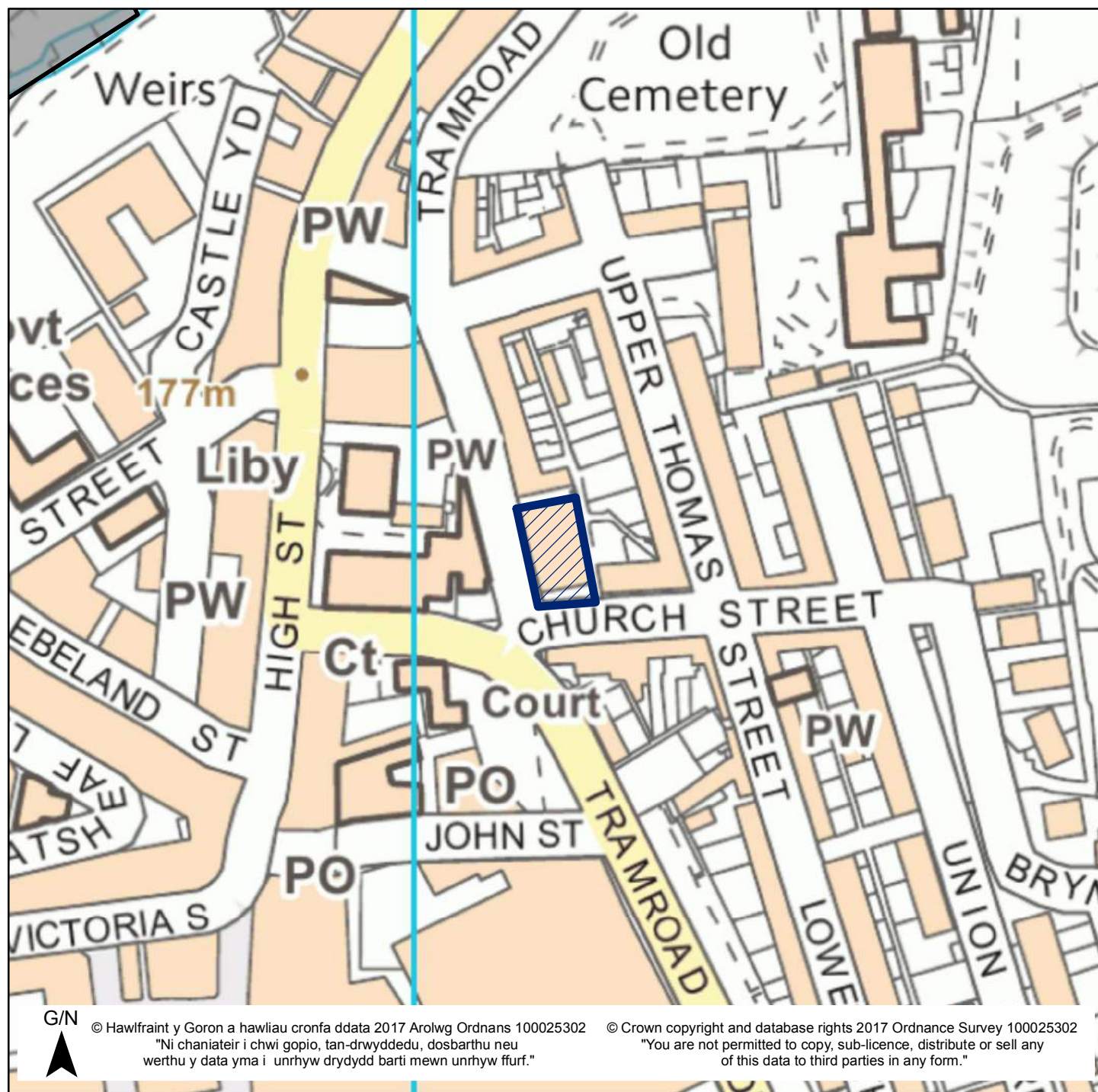
Enw'r Safle / Site Name Former Miners Hall

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant building

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305050 Gogleddiad / Northing 206265



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	89	Representor Number:	252
Site Address:	Former Miners Hall Church Street Town		
Area (Ha):	0.07		
Current Use(s):	Vacant building		
Proposed Use(s):	Residential (see also site 83)		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (Private ownership –The Baverstock Family)	
If not, are all other land owners aware of this submission?		Yes	

SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	Buildings and demolished buildings on site
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary and within Merthyr Town Centre.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	A Town centre location less than 0.5km from the central bus and train stations, banks post office, library and shops. The site runs alongside the Trevithick Trail.
Is the site currently accessible from the existing highway network?	Yes	Vehicular access is from Church Street (Adopted other classified and unclassified routes Adopted footway) Shiloh Lane and Tramside Road Terrace which flank the site.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	Listed building (1988); 1855 Welsh Wesleyan Methodist Shiloh Chapel built by Isambard Kingdom Brunel as mitigation for the demolition of the original chapel due to the construction of the railway and station. Converted to Miners' Welfare Hall in

		1921, then used as a night club from 1987, derelict. Cultural significance. Record.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	GGAT have advised that the site lies within Merthyr Tydfil Landscape of Outstanding Historic Interest. A Desk Based Assessment of the archaeology of the site would be required. Site lies within Thomastown Conservation Area.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	Boundary wall with railings to Tramside Road Terrace and Church Street. Town centre core site, accepted that vernacular, materials and scale will reflect surrounding character.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A – sited within a residential street.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	Bat species records exist 130m east.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	Trees on site within a Conservation Area (partially protected). Heritage Conservation Area Tree Setting Consideration. Tree Impact Assessment if trees are to be retained.
Is there a possibility that the site is contaminated?	Potentially	The site is listed as being crossed by the former mineral railway. The risk is low as it is more likely to have followed the current Tramroadside.
Is the site affected by any existing planning designations or permissions?	No	In 1993 a request for Listed Building Consent to demolish the remains comprising the front gable end wall, side walls and front forecourt was refused by the Secretary of State. In 1995 an application to develop the building into a restaurant was withdrawn following local objections.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes Yes	N/A Japanese Knotweed exists within the vicinity of this site along this section of the Trevithick Trail and a full survey and assessment will be required.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the	No	Further pressure on existing provision, particularly play space. Green Leisure Corridor

development e.g. provision of community facilities?		(Trevithick Trail) runs to the west of the site.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	A feasibility study was carried out by Community Enterprise Wales for refurbishment as a Youth Enterprise Centre including 15 office units; DTP; marketing centre; on-line banking financial and legal services; café; secretarial services and conference suite/training room.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The building suffered from severe fire damage in 1992 and appeared in the Historical Buildings at Risk – Register of Buildings at risk in Merthyr Tydfil Part 1 – April 2000. An up-dated survey was carried out by the Handley Partnership in 2011 and was included in An Historic Condition database on DVD and summary document. The fire destroyed the main roof and gutted the interior (remains includes a tall gabled Romanesque front end wall, side walls front forecourt, boundary walls and railings. Decorative features to the front façade include 9-light window band and taller centre window, a central doorway with arched ring. It is the only survivor of the alleged architecture of Isambard Kingdom Brunel in Merthyr Tydfil originally built as a non-conformist Wesleyan chapel. The condition is very poor, main structural elements serviceable but many items need replacing. Japanese Knotweed exists within the vicinity of this site and a full survey and assessment will be required together with biodiversity enhancement information.
SITE SUITABILITY SUMMARY		
The site comprises a former Night Club (The Miners Welfare Hall) which after a fire remains in poor condition and although the main structural elements are serviceable many items need replacing. Part of the building was fully restored as a separate Public House ‘Pitmans’ which is now closed. Access is gained from Church Road with an access way to the Trevithick Trail within an existing residential area. Development of the site would provide a logical infill. Whilst some constraints and potential mitigation has been identified these are not considered to be insurmountable.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	The site is traversed by a 225mm combined sewer for which protection measures will be required in the form of easement widths or diversion.
Health	The opportunity to re-purpose the Miner's Hall for alternative community use / amenities should be investigated.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	N/A
Highways (including drainage)	Site adjacent to an adopted highway system with access from Tramroadside and located within close proximity to the Town Centre. The Council's Engineers have advised that the principle of development is considered acceptable. Acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.	N/A
Environmental Health	Targeted sampling to confirm whether mineral railway crossed site. Check demolition records. If an audit trail for asbestos cannot be established random sampling will be necessary. This should be discussed with Environmental Health prior to sampling.	Ground and contamination surveys may be required. The site is likely to be within guideline assessment criteria, meaning it is suitable for the proposed use.

OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>
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Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 89 Pwynt Cyfeirnod / Ref Point 3.89 Maint y Safle (Ha) / Site Size (Ha) 0.07

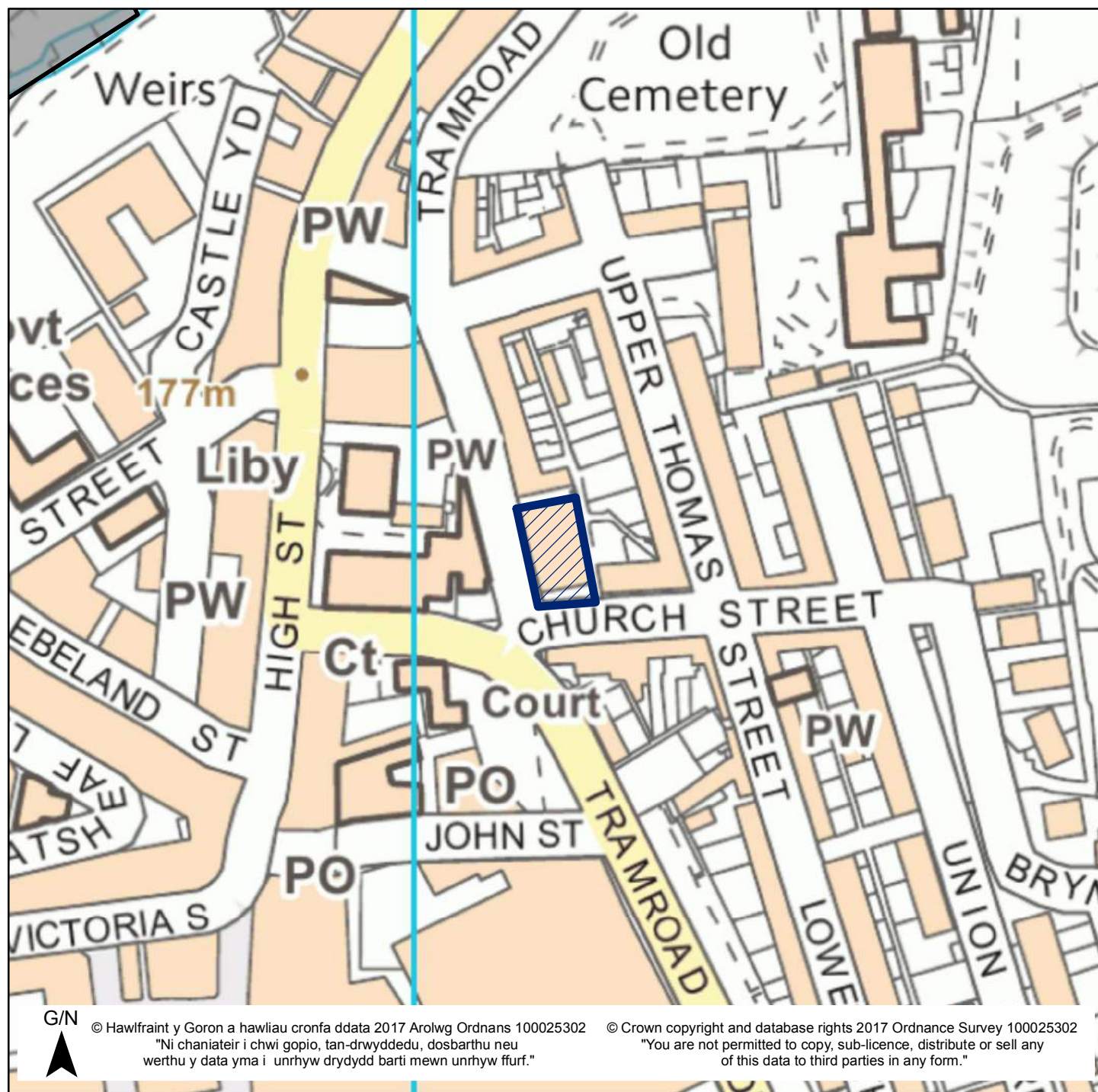
Enw'r Safle / Site Name Former Miners Hall

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant building

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305050 Gogleddiad / Northing 206265



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	89	Representor Number:	252
Site Address:	Former Miners Hall Church Street Town		
Area (Ha):	0.07		
Current Use(s):	Vacant building		
Proposed Use(s):	Residential (see also site 83)		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (Private ownership –The Baverstock Family)	
If not, are all other land owners aware of this submission?		Yes	

SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	Buildings and demolished buildings on site
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary and within Merthyr Town Centre.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	A Town centre location less than 0.5km from the central bus and train stations, banks post office, library and shops. The site runs alongside the Trevithick Trail.
Is the site currently accessible from the existing highway network?	Yes	Vehicular access is from Church Street (Adopted other classified and unclassified routes Adopted footway) Shiloh Lane and Tramside Road Terrace which flank the site.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	Listed building (1988); 1855 Welsh Wesleyan Methodist Shiloh Chapel built by Isambard Kingdom Brunel as mitigation for the demolition of the original chapel due to the construction of the railway and station. Converted to Miners' Welfare Hall in

		1921, then used as a night club from 1987, derelict. Cultural significance. Record.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	GGAT have advised that the site lies within Merthyr Tydfil Landscape of Outstanding Historic Interest. A Desk Based Assessment of the archaeology of the site would be required. Site lies within Thomastown Conservation Area.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	Boundary wall with railings to Tramside Road Terrace and Church Street. Town centre core site, accepted that vernacular, materials and scale will reflect surrounding character.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A – sited within a residential street.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	Bat species records exist 130m east.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	Trees on site within a Conservation Area (partially protected). Heritage Conservation Area Tree Setting Consideration. Tree Impact Assessment if trees are to be retained.
Is there a possibility that the site is contaminated?	Potentially	The site is listed as being crossed by the former mineral railway. The risk is low as it is more likely to have followed the current Tramroadside.
Is the site affected by any existing planning designations or permissions?	No	In 1993 a request for Listed Building Consent to demolish the remains comprising the front gable end wall, side walls and front forecourt was refused by the Secretary of State. In 1995 an application to develop the building into a restaurant was withdrawn following local objections.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes Yes	N/A Japanese Knotweed exists within the vicinity of this site along this section of the Trevithick Trail and a full survey and assessment will be required.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the	No	Further pressure on existing provision, particularly play space. Green Leisure Corridor

development e.g. provision of community facilities?		(Trevithick Trail) runs to the west of the site.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	A feasibility study was carried out by Community Enterprise Wales for refurbishment as a Youth Enterprise Centre including 15 office units; DTP; marketing centre; on-line banking financial and legal services; café; secretarial services and conference suite/training room.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The building suffered from severe fire damage in 1992 and appeared in the Historical Buildings at Risk – Register of Buildings at risk in Merthyr Tydfil Part 1 – April 2000. An up-dated survey was carried out by the Handley Partnership in 2011 and was included in An Historic Condition database on DVD and summary document. The fire destroyed the main roof and gutted the interior (remains includes a tall gabled Romanesque front end wall, side walls front forecourt, boundary walls and railings. Decorative features to the front façade include 9-light window band and taller centre window, a central doorway with arched ring. It is the only survivor of the alleged architecture of Isambard Kingdom Brunel in Merthyr Tydfil originally built as a non-conformist Wesleyan chapel. The condition is very poor, main structural elements serviceable but many items need replacing. Japanese Knotweed exists within the vicinity of this site and a full survey and assessment will be required together with biodiversity enhancement information.
SITE SUITABILITY SUMMARY		
The site comprises a former Night Club (The Miners Welfare Hall) which after a fire remains in poor condition and although the main structural elements are serviceable many items need replacing. Part of the building was fully restored as a separate Public House ‘Pitmans’ which is now closed. Access is gained from Church Road with an access way to the Trevithick Trail within an existing residential area. Development of the site would provide a logical infill. Whilst some constraints and potential mitigation has been identified these are not considered to be insurmountable.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	The site is traversed by a 225mm combined sewer for which protection measures will be required in the form of easement widths or diversion.
Health	The opportunity to re-purpose the Miner's Hall for alternative community use / amenities should be investigated.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	N/A
Highways (including drainage)	Site adjacent to an adopted highway system with access from Tramroadside and located within close proximity to the Town Centre. The Council's Engineers have advised that the principle of development is considered acceptable. Acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.	N/A
Environmental Health	Targeted sampling to confirm whether mineral railway crossed site. Check demolition records. If an audit trail for asbestos cannot be established random sampling will be necessary. This should be discussed with Environmental Health prior to sampling.	Ground and contamination surveys may be required. The site is likely to be within guideline assessment criteria, meaning it is suitable for the proposed use.

OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>
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Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 90 Pwynt Cyfeirnod / Ref Point 3.90 Maint y Safle (Ha) / Site Size (Ha) 3.29

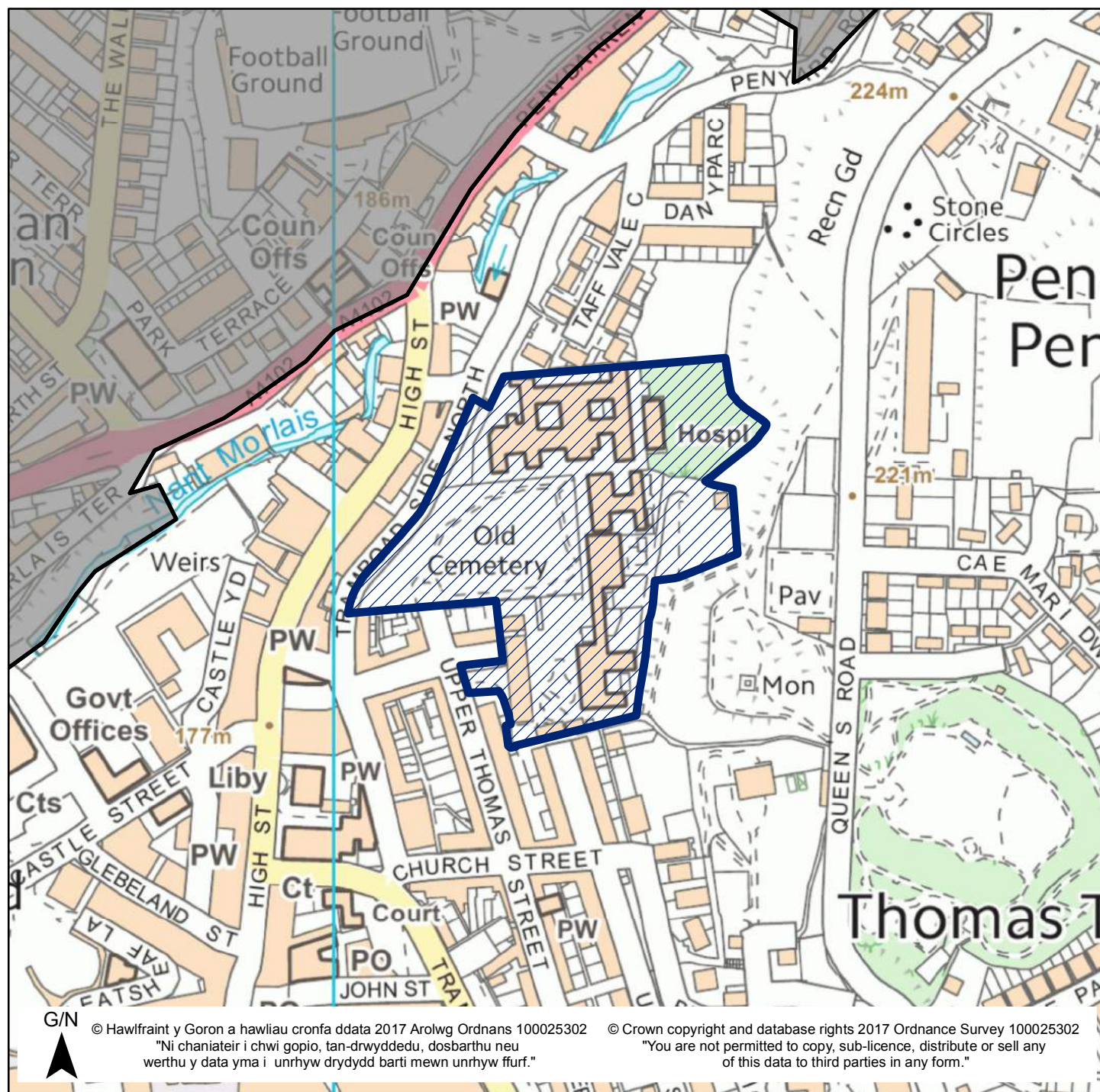
Enw'r Safle / Site Name Former St Tydfils Hospital

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant land (Former Hospital)

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305145 Gogleddiad / Northing 206445



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	90	Representor Number:	252
Site Address:	Former St Tydfil's Hospital Town		
Area (Ha):	3.29		
Current Use(s):	Vacant land		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (Owned by Merthyr Developments Limited – Director Mr. Jarvis)	
If not, are all other land owners aware of this submission?		Unknown	

SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	The site comprises a demolished hospital with some green space (cemetery park).
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary and within Merthyr Town Centre area.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is in a Town Centre location in the vicinity of town centre services including bus and train stations. There is good pedestrian access from adjacent open space.
Is the site currently accessible from the existing highway network?	Yes	Upper Thomas Street, Tramside Road North and Union Place (Adopted Roads).
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A

Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site lies within the Historic Landscape character area HLCA034. It comprises the Former Union Workhouse and Infirmary 1853; Roman Road from Penydarren fort c100m NW crosses the site; therefore there is likelihood of buried remains of both Roman and 19th century date. An archaeological desk-based assessment would be necessary to inform detailed development proposals. Part of site to west lies within the Thomastown Conservation Area.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?		Substantial social history associated with the sites former uses including a burial ground which now forms an open space. Part of the town's urban core, the retention of tree cover contributes to urban character and sense of place and should be retained as a component of the development.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	Summer roosting bats were observed on site and in several locations within the surrounding vicinity. Although, works are unlikely to impact on them a protected species surveys would be required.
Will the proposal involve the removal of trees with TPO or ancient woodland?	Unknown.	Tree Preservation Orders are located on the site. Borders Conservation Area: potential setting issues with vegetation removal.
Is there a possibility that the site is contaminated?	Potentially	The site is of concern as the hospital was known to contain asbestos. At present there is an incomplete audit trail so it is assumed asbestos is included in the demolition waste. Other hospital activities may have resulted in contamination.
Is the site affected by any existing planning designations or permissions?	Yes	The site is identified as a Housing site H20 in the existing adopted LDP. The recent planning history relates to the demolition of the hospital buildings: P/14/0056 – Prior notification for demolition of buildings o site. P/14/0131 - Prior notification for demolition of infirmary and 1960's building.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development?	Yes	N/A
Does the site have any other physical constraints? (E.g.	Yes	The site is known to contain invasive species (Japanese Knotweed) at the periphery.

topography, access, severe slope, vegetation cover etc.)		Ecological connective woodland on site.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Development of the site would redevelop a disused site. Improvements to the open space (Cemetery Park) that forms a part of the site could also take place. Provision of play opportunities would address shortfalls within the nearby area. The site has sufficient scope to provide a good sized play space.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	No	Initial Rapid Heritage Review - DPP – March 2014 (in regard to demolition of buildings); Bat survey - DPP UK Ltd. - June/ July 2014 (in regard to demolition of buildings); CAPITA prepared a proposed layout in July 2015 showing access from Upper Thomas Street but excluding the Old Cemetery portion of the site.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The buildings of the original Infirmary were demolished before the 2 nd World War. The route of a Roman road leading from the fort at Penydarren Park to the fort at Caerphilly is also projected to cross the hospital site, it is possible that sites associated with the Roman activity in the area will be located in the vicinity of the road and therefore archaeological evaluation may also be required prior to the determination of any planning application in order to ascertain if any Roman sites are located there.
SITE SUITABILITY SUMMARY		
The site comprises the former St. Tydfil’s Hospital, a collection of demolished buildings including, the former Union Workhouse (1853) the original Infirmary which was demolished before the 2 nd World War, a listed gatehouse and statue together with the Old Cholera former cemetery now used as public open space which provides opportunities to enhance the open space. Development of the site with exclusion of the Old Cemetery Park would provide a logical extension of the existing residential area and scope to provide additional play space. Whilst constraints have been identified these are not considered to be insurmountable and the site could contribute to new housing provision in a central location.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power - Electric	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	The site is traversed by a 5" distribution main for which protection measures will be required in the form of an easement width or diversion. The site is traversed by two 150mm combined sewers for which protection measures will be required in the form of easement widths or diversion.
Health	This site is identified as an 'Other open space' in Merthyr Tydfil's Open Spaces Strategy. There is no provision of allotment and community growing space within the ward, and there is poor accessibility to children and young people play space with almost 60% of Town's ward population not having access to this type of space within the recommended distance.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	N/A
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. There has been previous analysis of access points for the future recommended Upper Thomas Street which demonstrates that access could be achieved however updated Transport Assessment would be required as part of detailed development proposals.	Road Safety Audit / Transport Assessment (dependent on the exact nature of proposals) would be required.
Environmental Health	Demolition waste should be cleared. If this is to a purpose built cell on site this area should not be disturbed. A ground conditions survey would be required including random sampling across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection. This should be discussed with Environmental Health prior to sampling. The site	A ground conditions survey would be required.

	is likely to be within guideline assessment criteria, meaning it is suitable for the proposed use.	
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site with the exclusion of Cemetery Park is therefore recommended for allocation within the Deposit Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 91 Pwynt Cyfeirnod / Ref Point 3.91 Maint y Safle (Ha) / Site Size (Ha) 0.73

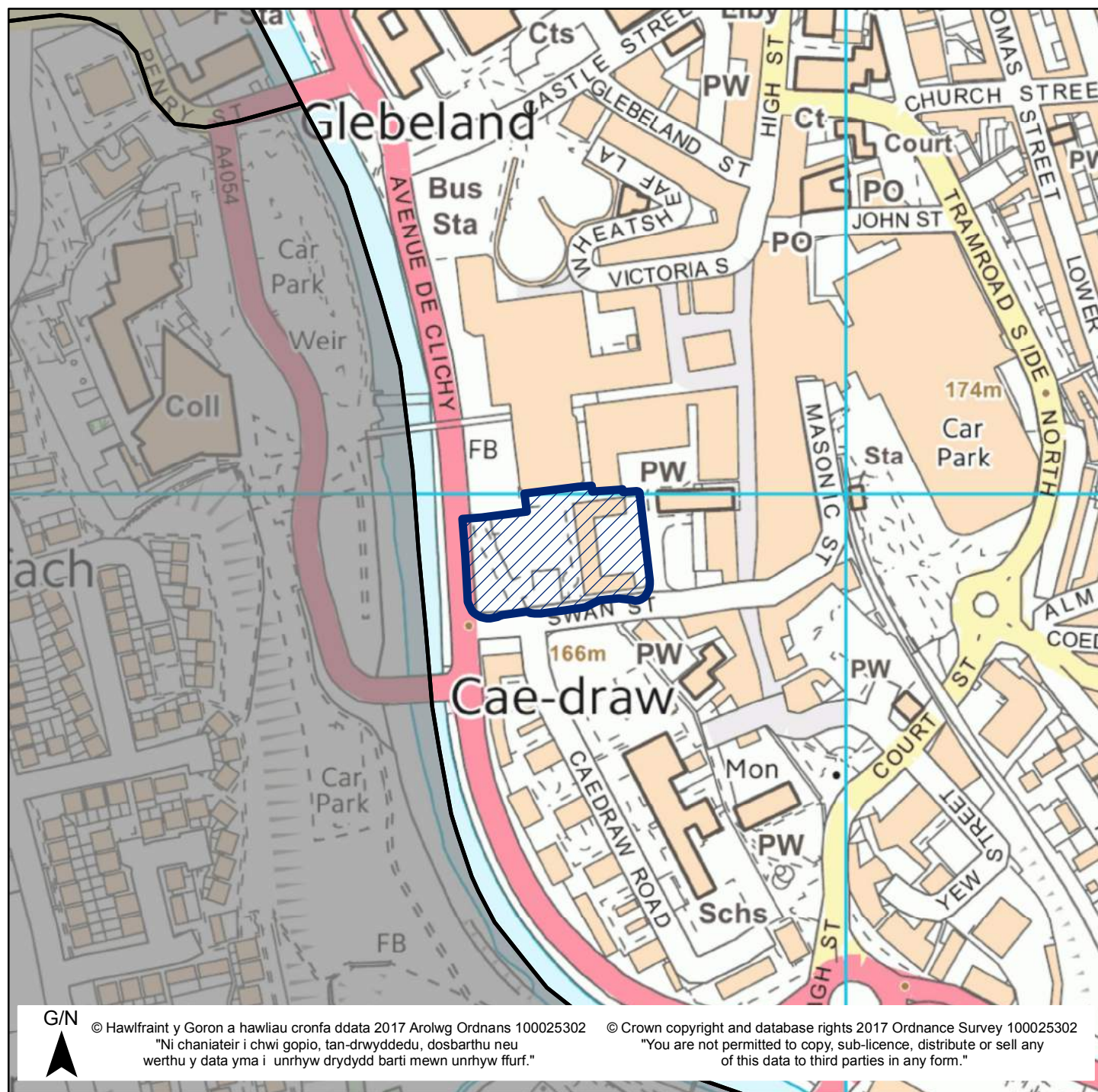
Enw'r Safle / Site Name Former Hollies/Police Station site

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Bus Station/Transport Hub

Dwyreiniad / Easting: 304825 Gogleddiad / Northing 205964



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	91	Representor Number:	252
Site Address:	Former Hollies/Police Station site Town		
Area (Ha):	0.73		
Current Use(s):	Vacant land		
Proposed Use(s):	Bus Station/Transport Hub		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	The site comprises demolished buildings, a car park and grass verge.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within settlement limits and located within Merthyr Town Centre.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	A Town Centre location within vicinity of all town centre services, train station and proposed site of new bus station. Active Travel Route 18 (Fire Station to Glebeland Street) is within close proximity to the north of the site.
Is the site currently accessible from the existing highway network?	Yes	Good access to highway network - Swan Street and 2 service roads (Adopted other classified and unclassified routes x 2).
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A

Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Historic Landscape character area HLCA001. Historic OS mapping shows housing, inn, school and rectory; previous archaeological work nearby has shown remains survive. Therefore, a desk-based assessment would be necessary. Archaeological work will be required, which may be pre-determined or which can be conditioned, but which will require undertaking to mitigate the impact of any development. The Town Centre Conservation Area lies adjacent to the east of the site.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There is a grassed verge along Ave De Clichy incorporating mature street trees and accessibility to Green Leisure Corridor Taff Trail.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	Bat surveys have been undertaken as part of bus station planning application submission.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	The site was a former car park and may contain unknown fill material. It may have been affected by organic compounds. This will not pose a risk to use as a bus station. Demolition of the Hollies Health Centre and Police Station are not considered relevant as the buildings were stripped of hazardous material prior to demolition.
Is the site affected by any existing planning designations or permissions?	Yes	There has been approval on the site for the construction of a new bus station (application P/16/0048) and public realm improvements.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	The site lies within flood zone C2 of the Development Advice Map. An FCA was prepared in May 2016 to inform the new bus station proposals.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	Buildings on site have been demolished although sections of boundary wall are still present along Swan Street.

WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	The new bus station will be within closer proximity to the Train Station and located in a town centre location. Accessibility to Green Leisure Corridor Taff Trail could be enhanced.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	N/A
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	No	N/A
SITE SUITABILITY SUMMARY		
The site comprises the former Police Station demolished in 2015 and the Hollies Health Centre demolished in 2013 with some residual boundary walls remaining. The site is accessed from service yards off Swan Street adopted highway at the junction with A4050 Avenue De Clichy and situated in the Town Centre to the south St. Tydfil’s Shopping Centre adjacent to the Town Centre Conservation Area situated to the south and within a C2 Flood zone. Conditional planning approval was granted for a new ‘Intermodal Transport Facility’, which includes a small amount of ancillary retail floor-space, coffee shop, car park facilities and provision for future coach facilities, in July 2016. The site boundary will require amendment to mirror the approved site which includes a new access proposed off Avenue De Clichy with modification of its junction with Swan Street and notwithstanding the extant planning permission development in this location will require justification. The site therefore provides a logical location for the proposed new bus station and transport hub.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	We note that this proposed use of a bus station benefits from planning permission. The site falls within Zone C2. The risk is from the Nant Morlais. The proposal is for less vulnerable development. Notwithstanding the extant planning permission, your Authority is required to justify this type of development in this location. We are aware that a site specific FCA, prepared by Captia (May 2016) has been submitted to the Authority.	Detailed development proposals have been informed by a Flood Consequence Assessment.
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. Should the proposal require discharge of trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). Additionally, dependant on the processes involved, an element of pre-treatment may also be required. There are no issues in providing this site with a water supply.	<p>The site is traversed by a 24" trunk water main, a 4" distribution water main and a 6" distribution water main for which protection measures will be required in the form of easement widths or diversions.</p> <p>The site is traversed by a 300m combined public sewer for which protection measures will be required in the form of an easement widths or diversions.</p>
Health	No comment	N/A
Education	N/A	N/A
Highways (including drainage)	Acceptable existing highway access is available from Swan Street. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.	N/A
Environmental Health	Consider sampling in relation to occupational health and safety of site workers. This should be discussed with Environmental Health prior to sampling. The site is within the A4054 55-64.9dB boundary. It introduces additional noise to the	<p>N/A</p> <p>Assessments at this stage indicate</p>

	Caedraw residential area. Some air quality monitoring and modelling has been carried out. It indicated a proposed bus station should not result in any breach of air quality standards.	development is unlikely to cause a problem. This should be confirmed with monitoring during operation.
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's transport and regeneration objectives, particularly objectives 4 and 7, providing a new 'Intermodal Transport Facility' site within the Primary Growth Area. The proposal has also satisfied the criteria contained within TAN 15 through a Flood Consequence Assessment. The site is therefore recommended for allocation within the Deposit Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 92 Pwynt Cyfeirnod / Ref Point 3.92 Maint y Safle (Ha) / Site Size (Ha) 0.1

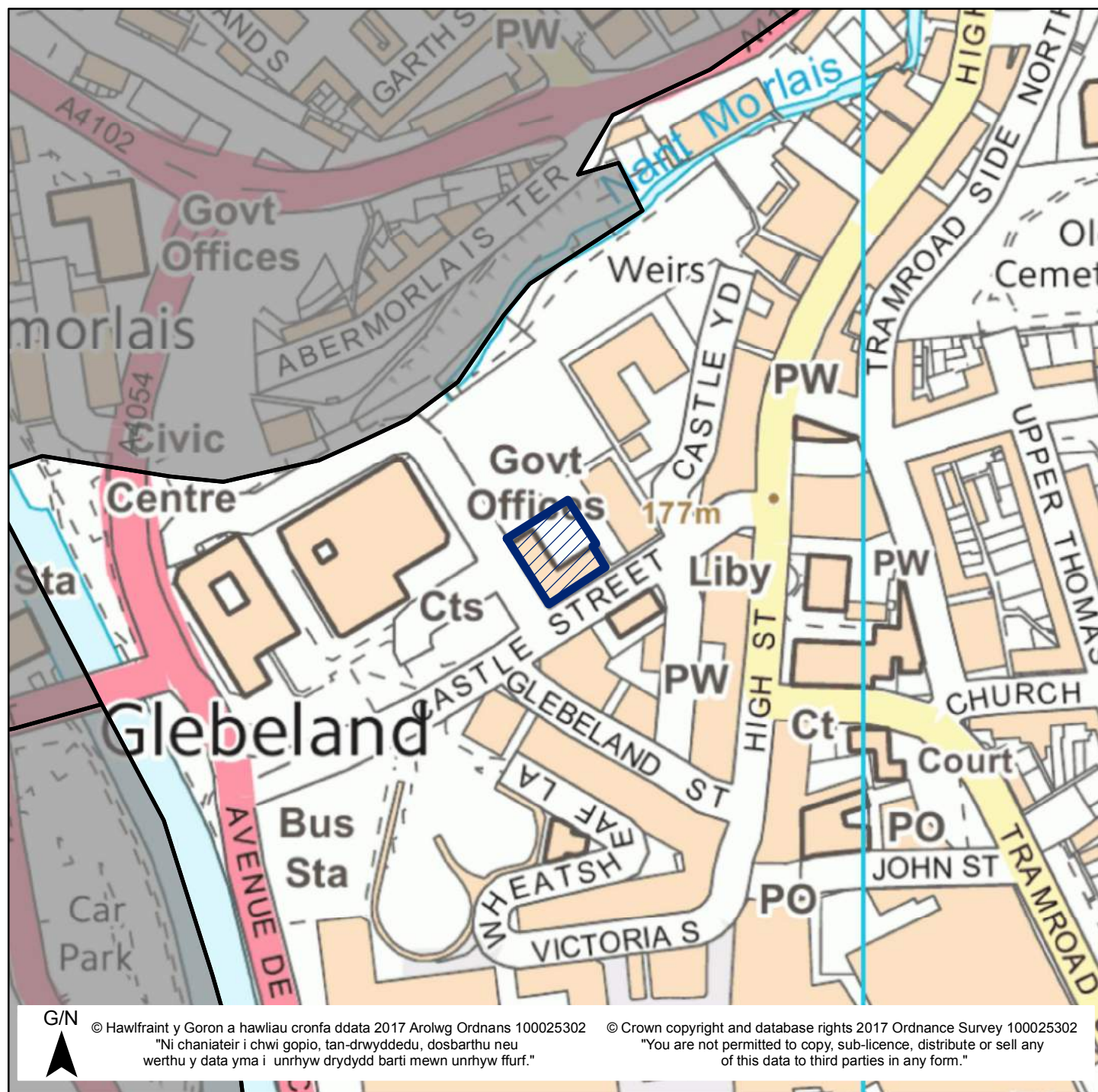
Enw'r Safle / Site Name Tax Office

Ward / Ward Town

Defnydd Cyfredol / Current Use Offices

Defnydd Arfaethedig / Proposed Use General Commercial

Dwyreiniad / Easting: 304867 Gogleddiad / Northing 206304



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	92	Representor Number:	252
Site Address:	Tax Office Town		
Area (Ha):	0.10		
Current Use(s):	Offices		
Proposed Use(s):	General Commercial		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (MTCBC Estates)	
If not, are all other land owners aware of this submission?		Unknown	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	The site contains existing office buildings and a car park.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within settlement limits and located within Merthyr Town Centre.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	Town Centre location in the vicinity of twin Centre services including bus and train stations. In close proximity to Active Travel Route 18 (Fire Station to Glebeland Street).
Is the site currently accessible from the existing highway network?	Yes	Good access to highway network-Glebeland Place/ Castle Street via a private i.e. not adopted highway.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A

Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located within a Historic Landscape character area HLCA001. Historic OS mapping shows housing and public house; previous archaeological work nearby has shown remains survive. An initial desk-based assessment would be necessary. Archaeological work will be required, which may be pre-determination or which can be conditioned, but which will require undertaking to mitigate the impact of any development. Site also lies adjacent to Town Centre Conservation Area situated to the south.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	Consider rear elevations as well as main road frontages. Key building with corner frontages.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	N/A
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	There is currently a building on site which may contain asbestos.
Is the site affected by any existing planning designations or permissions?	No	N/A
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	The site is located within flood zone C2 of the Development Advice Maps.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	N/A
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	N/A

DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	N/A
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A
SITE SUITABILITY SUMMARY		
The site comprises a vacant four story former Tax and District Audit Office building which closed in 2016. The site is accessible from the Castle Street an adopted highway and situated adjacent to a public car park to the rear off Glebeland Place. The site falls within Zone C2 meaning any proposal would need to satisfy the TAN15 justification and acceptability criteria. Any redevelopment would also need to be sensitive to the adjacent Conservation Area.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site falls within Zone C2. The risk is from the Nant Morlais. The proposal is for less vulnerable development. We are aware of a detailed flood risk modelling for this area. This was prepared by Captia (May 2016) to inform the new Merthyr Bus Station application. If your Authority can justify this type of development in this location then a FCA will be required using the latest flood risk modelling (note that this model requires a re-run of Hydrological flows).	An FCA would be required which should establish whether the risks and consequences of flooding can be acceptably managed in line with TAN15 criteria.
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no issues in providing this site with a water supply. Should any proposal require discharge of trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). Additionally, dependant on the processes involved, an element of pre-treatment	The site is traversed by a 62mm distribution water main for which protection measures will be required in the form of an easement width or diversion.

	may also be required.	
Health	No comment	N/A
Education	N/A	N/A
Highways (including drainage)	Acceptable existing highway access available with pay and display car parking. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.	N/A
Environmental Health	If the building is to be demolished, asbestos should be identified and removed prior to demolition. Records should be retained.	
OVERALL CONCLUSION AND NEXT STEPS	The site has been considered as part of the Employment Land Review and it is recommended that the existing office uses are retained where viable. The LDP contains policies that seek to protect existing employment uses and future development proposals could be assessed against these policies. There is sufficient employment land within the area and the allocation of the site is not considered necessary.	



Dwyreiniad / Easting: 304891 **Gogleddiad / Northing** 206321



SITE DETAILS			
Site Reference:	93	Representor Number:	252
Site Address:	Oldway House Town		
Area (Ha):	0.09		
Current Use(s):	Offices		
Proposed Use(s):	General Commercial		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No	
If not, are all other land owners aware of this submission?		Unknown	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	The site comprises existing buildings and a car park.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within settlement limits and located within Merthyr Town Centre.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	A Town Centre location in the vicinity of town Centre services including bus and train stations. In close proximity to Active Travel Route 18 (Fire Station to Glebeland Street).
Is the site currently accessible from the existing highway network?	Yes	Good access to the highway network - Castle Street / Castle Yard (Adopted footway, Private i.e. not adopted highway) and adjacent to Penderyn Square.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A
Is the site located within or adjacent to a Conservation	Yes	The site is located within the Historic Landscape character area HLCA001. Historic OS

Area, Registered Historic Park and Garden or Historic Landscape?		mapping shows housing; previous archaeological work nearby has shown remains survive. An initial desk-based assessment would be necessary. Where archaeological work is required, it may be pre-determined or can be conditioned, but will require undertaking to mitigate the impact of any development. Site also lies adjacent to Town Centre Conservation Area situated to the south.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	N/A	N/A
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	N/A
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	There is currently a building on site which may contain asbestos.
Is the site affected by any existing planning designations or permissions?	No	N/A
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	The site is located within a C2 flood zone as shown on the Development Advice Map.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes Yes	N/A Consider rear elevations as well as main road frontages. Key building with corner frontages.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	N/A

DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	N/A
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A
SITE APPRAISAL SUMMARY		
The site comprises a five storey building with offices to the upper floors, occupied by National Offender Management Services and Barod (formerly Drugaid) and retail/sui generis units to the ground floor comprising a Barber Shop and Tanning Studio. The site falls within Zone C2 meaning any proposal would need to satisfy the TAN15 justification and acceptability criteria. Any redevelopment would also need to be sensitive to the adjacent Conservation Area.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site falls within Zone C2. The risk is from the Nant Morlais. The proposal is for less vulnerable development. We are aware of a detailed flood risk modelling for this area. This was prepared by Captia (May 2016) to inform the new Merthyr Bus Station application. If the Authority can justify this type of development in this location then a FCA will be required using the latest flood risk modelling (note that this model requires a re-run of Hydrological flows).	An FCA would be required which should establish whether the risks and consequences of flooding can be acceptably managed in line with TAN15 criteria.
Power - Electric	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no issues in providing this site with a water supply. Should any proposal require discharge of trade effluent into the public sewer then the	The site is traversed by a 62mm distribution water main for which protection measures will be required

	Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). Additionally, dependant on the processes involved, an element of pre-treatment may also be required.	in the form of an easement width or diversion. The site is traversed by a 150m combined public sewer for which protection measures will be required in the form of an easement widths or diversions.
Health	No comment.	N/A
Education	N/A	N/A
Highways (including drainage)	Acceptable existing highway access available from Castle street adopted highway. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns although the area suffers from illegal parking issues.	N/A
Environmental Health	If the building is to be demolished, asbestos should be identified and removed prior to demolition. Records should be retained.	
OVERALL CONCLUSION AND NEXT STEPS	The site has been considered as part of the Employment Land Review and it is recommended that the existing office uses are retained where viable. The LDP contains policies that seek to protect existing employment uses and future development proposals could be assessed against these policies. There is sufficient employment land within the area and the allocation of the site is not considered necessary.	



Dwyreiniad / Easting: 309639 **Gogleddiad / Northing** 196939



SITE DETAILS			
Site Reference:	95	Representor Number:	253
Site Address:	Commercial Field, Treharris		
Area (Ha):	0.93		
Current Use(s):	Sports Pitch		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC)	
If not, are all other land owners aware of this submission?		n/a	

SITE SUITABILITY ISSUES									
LAND TYPE	<table border="1"> <tr> <th>YES/NO</th> <th>COMMENTARY</th> </tr> <tr> <td>Is the site greenfield or brownfield?</td> <td>Brownfield n/a</td> </tr> <tr> <td>Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)</td> <td>No n/a</td> </tr> <tr> <td>Is the site within an existing settlement?</td> <td>Yes The site is located within the settlement of Treharris.</td> </tr> </table>	YES/NO	COMMENTARY	Is the site greenfield or brownfield?	Brownfield n/a	Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No n/a	Is the site within an existing settlement?	Yes The site is located within the settlement of Treharris.
YES/NO	COMMENTARY								
Is the site greenfield or brownfield?	Brownfield n/a								
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No n/a								
Is the site within an existing settlement?	Yes The site is located within the settlement of Treharris.								
LOCATION AND ACCESSIBILITY	<table border="1"> <tr> <th>YES/NO</th> <th>COMMENTARY</th> </tr> <tr> <td>Is the site easily accessible to local services and facilities by public transport, walking and cycling?</td> <td>Yes The majority of local facilities (school, local shop etc) are within 800m of the site.</td> </tr> <tr> <td>Is the site currently accessible from the existing highway network?</td> <td>Yes The site can be accessed from existing highway network, although improvements will be required.</td> </tr> </table>	YES/NO	COMMENTARY	Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes The majority of local facilities (school, local shop etc) are within 800m of the site.	Is the site currently accessible from the existing highway network?	Yes The site can be accessed from existing highway network, although improvements will be required.		
YES/NO	COMMENTARY								
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes The majority of local facilities (school, local shop etc) are within 800m of the site.								
Is the site currently accessible from the existing highway network?	Yes The site can be accessed from existing highway network, although improvements will be required.								

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Treharris Conservation Area. GGAT have advised that a Desk Based Assessment of the archaeology of the site would be required.
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	No	n/a
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Other Growth Area.

DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.
SITE APPRAISAL SUMMARY		
The site is currently located within the settlement of Treharris and does not have any insurmountable physical constraints. However, the site is currently a sports pitch, and the loss of this facility will need to be compensated for as part of any development.		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comments.	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	There are no issues in providing this site with a water supply and there are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site.	n/a
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.	<p>A Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</p> <p>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</p>

Environmental Health	n/a	n/a
Other internal consultees	Development of the site will result in the loss of a designated open space. Japanese knotweed is known to exist at the South of the site. There is potential for bat roosts in existing on-site structures.	A contribution towards open space will be required. A bat survey will be required
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Other Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 96 Pwynt Cyfeirnod / Ref Point 3.96 Maint y Safle (Ha) / Site Size (Ha) 2.79

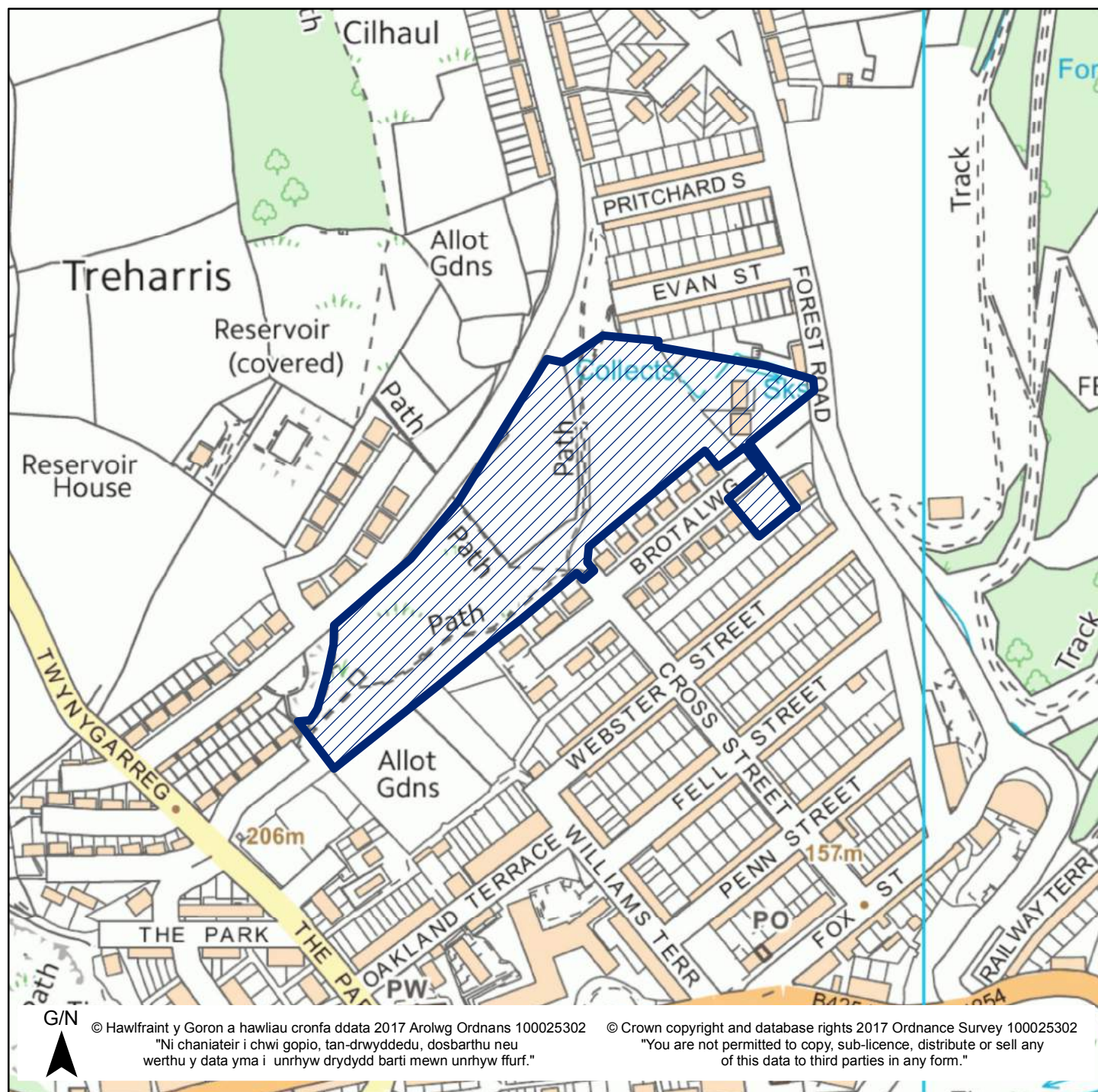
Enw'r Safle / Site Name Twynygarreg

Ward / Ward Treharris

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 309771 Gogleddiad / Northing 197364



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	96	Representor Number:	253
Site Address:	Twynygarreg		
Area (Ha):	2.79		
Current Use(s):	Vacant land		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC)	
If not, are all other land owners aware of this submission?		n/a	

SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	n/a
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is located within the settlement of Treharris
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (School, local shop etc) are within 800m of the site.
Is the site currently accessible from the existing highway network?	Yes	The site can be accessed from existing highway network, although improvements may be required.

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	n/a
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	The site has unknown filled ground in an infilled stream. It has been used as allotments, which may have resulted in asbestos contamination.
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site slopes steeply in places, however, several flatter areas of the site can be accessed from different points
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Other Growth Area.
DELIVERABILITY AND VIABILITY (Residential	YES/NO	COMMENTARY

only)		
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	No	n/a
SITE APPRAISAL SUMMARY		
The site is currently located within the settlement boundary in Treharris. Whilst topography may be challenging, the fact that the sites can be accessed from various points should enable the site to be viably developed, although possibly at a lower overall density.		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site is potentially contaminated.	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	<p>There are no issues in providing this site with a water supply.</p> <p>The site is traversed by a 125mm distribution water main for which protection measures will be required in the form of an easement width or diversion</p> <p>There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site.</p> <p>The site is traversed by a 150m foul public sewer for which protection measures will be required in the form of an easement widths or diversions</p>	n/a
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. Existing highway access is available although local improvements are likely to be required, and the immediate and wider local highway network may require major improvement works.	<p>A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</p> <p>A Ground Investigation Report will be</p>

		required, including a contamination survey, due to various past activities on site.
Environmental Health	The site has unknown filled ground in an infilled stream. It has been used as allotments, which may have resulted in asbestos contamination.	Random sampling across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection.
Other internal consultees	If infilled this site would not affect the integrity of the urban area; however maintaining access to Taf Bargoed Millennium Park as a component of the design would be of benefit to new residents. New housing should reflect a positive valley identity/vernacular. The development site should contain extended woodland cover to help integrate the development. Japanese knotweed infestations to the north	An Ecological Impact Assessment including protected species, mitigation, compensation and enhancement (including off-site) will be required.
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Other Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 97 Pwynt Cyfeirnod / Ref Point 3.97 Maint y Safle (Ha) / Site Size (Ha) 1.36

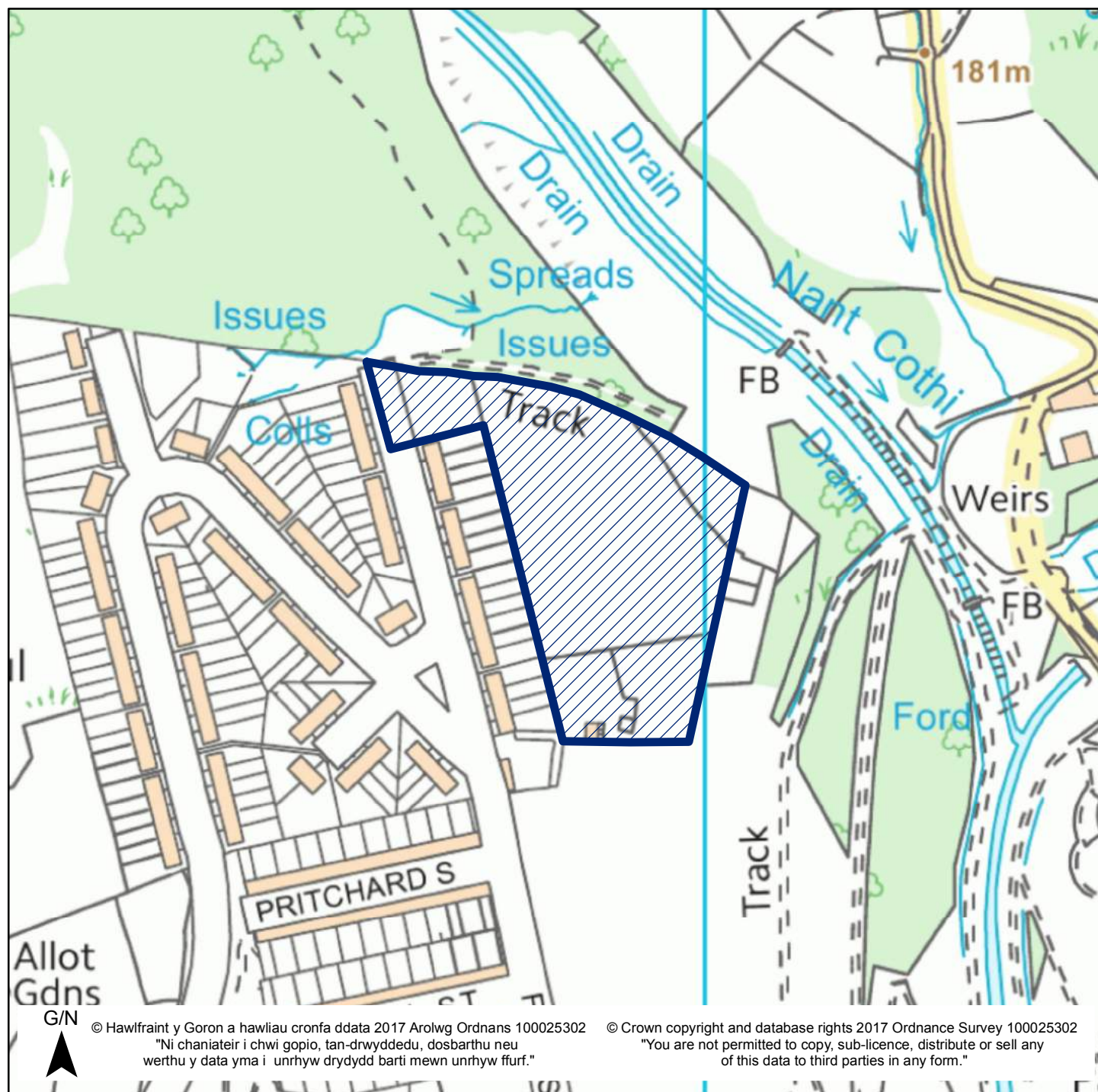
Enw'r Safle / Site Name Cilhaul

Ward / Ward Treharris

Defnydd Cyfredol / Current Use Informal Recreation

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 309952 Gogleddiad / Northing 197711



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	97	Representor Number:	252
Site Address:	Cilhaul		
Area (Ha):	1.36		
Current Use(s):	Informal recreation		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC)	
If not, are all other land owners aware of this submission?		n/a	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	n/a
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is located within the settlement of Treharris
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (School, local shop etc) are within 800m of the site.
Is the site currently accessible from the existing highway network?	Yes	The site can be accessed from the existing highway network, although improvements may be required.

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	n/a
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	The site contains a stream infilled with unknown fill material. Sewage spreading has taken place on site. If sewage spreading takes place regularly it can result in accumulation of some metals.
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Other Growth Area.

DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	No	n/a
SITE APPRAISAL SUMMARY		
The site is currently located within the settlement boundary in Treharris.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site is potentially contaminated	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	There are no issues in providing this site with a water supply. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network	
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. Existing highway access is available although local improvements are likely to be required, and the immediate and wider local highway network may require major improvement works.	A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.

Environmental Health	The site contains a stream infilled with unknown fill material. Sewage spreading has taken place on site. If sewage spreading takes place regularly it can result in accumulation of some metals.	Targeted sampling of the stream. PLUS Desktop investigations into the frequency of sewage spreading. Further sampling based on desk top assessment.
Other internal consultees	<p>The distinctive garden village design character of the existing settlement at Cilhaul should be retained. A design solution that maintains the relationship between new development and that of the Millennium Park should be developed.</p> <p>There is a known knotweed infestation to the South along Forest Road.</p> <p>The site borders TPO and ancient woodland to the North.</p>	An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Other Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 97 Pwynt Cyfeirnod / Ref Point 3.97 Maint y Safle (Ha) / Site Size (Ha) 1.36

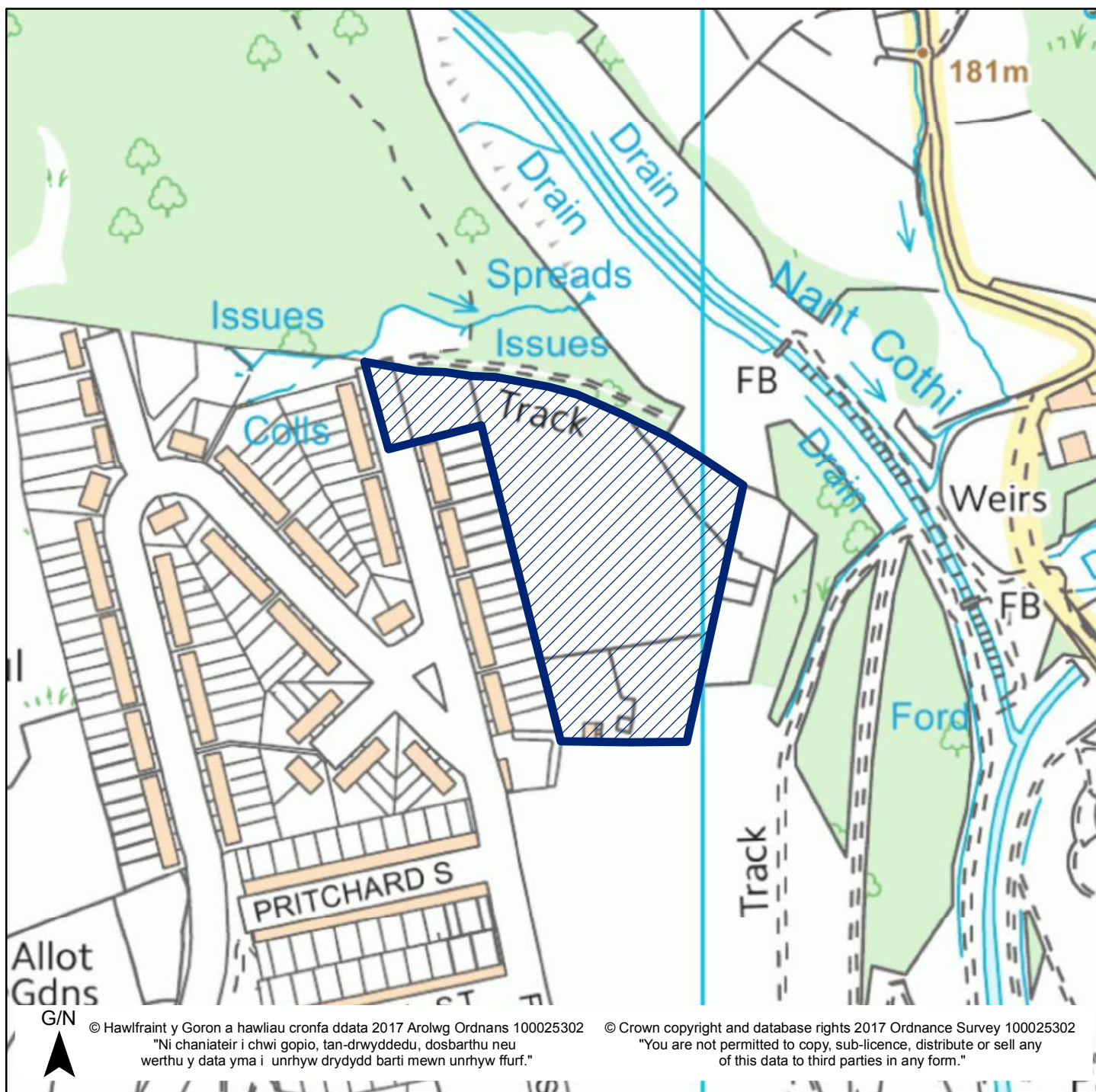
Enw'r Safle / Site Name Cilhaul

Ward / Ward Treharris

Defnydd Cyfredol / Current Use Informal Recreation

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 309952 Gogleddiad / Northing 197711



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	97	Representor Number:	252
Site Address:	Cilhaul		
Area (Ha):	1.36		
Current Use(s):	Informal recreation		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC)	
If not, are all other land owners aware of this submission?		n/a	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	n/a
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is located within the settlement of Treharris
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (School, local shop etc) are within 800m of the site.
Is the site currently accessible from the existing highway network?	Yes	The site can be accessed from the existing highway network, although improvements may be required.

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	n/a
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	The site contains a stream infilled with unknown fill material. Sewage spreading has taken place on site. If sewage spreading takes place regularly it can result in accumulation of some metals.
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Other Growth Area.

DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	No	n/a
SITE APPRAISAL SUMMARY		
The site is currently located within the settlement boundary in Treharris.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site is potentially contaminated	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	There are no issues in providing this site with a water supply. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network	
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. Existing highway access is available although local improvements are likely to be required, and the immediate and wider local highway network may require major improvement works.	A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.

Environmental Health	The site contains a stream infilled with unknown fill material. Sewage spreading has taken place on site. If sewage spreading takes place regularly it can result in accumulation of some metals.	Targeted sampling of the stream. PLUS Desktop investigations into the frequency of sewage spreading. Further sampling based on desk top assessment.
Other internal consultees	<p>The distinctive garden village design character of the existing settlement at Cilhaul should be retained. A design solution that maintains the relationship between new development and that of the Millennium Park should be developed.</p> <p>There is a known knotweed infestation to the South along Forest Road.</p> <p>The site borders TPO and ancient woodland to the North.</p>	An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Other Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 99 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 1.44

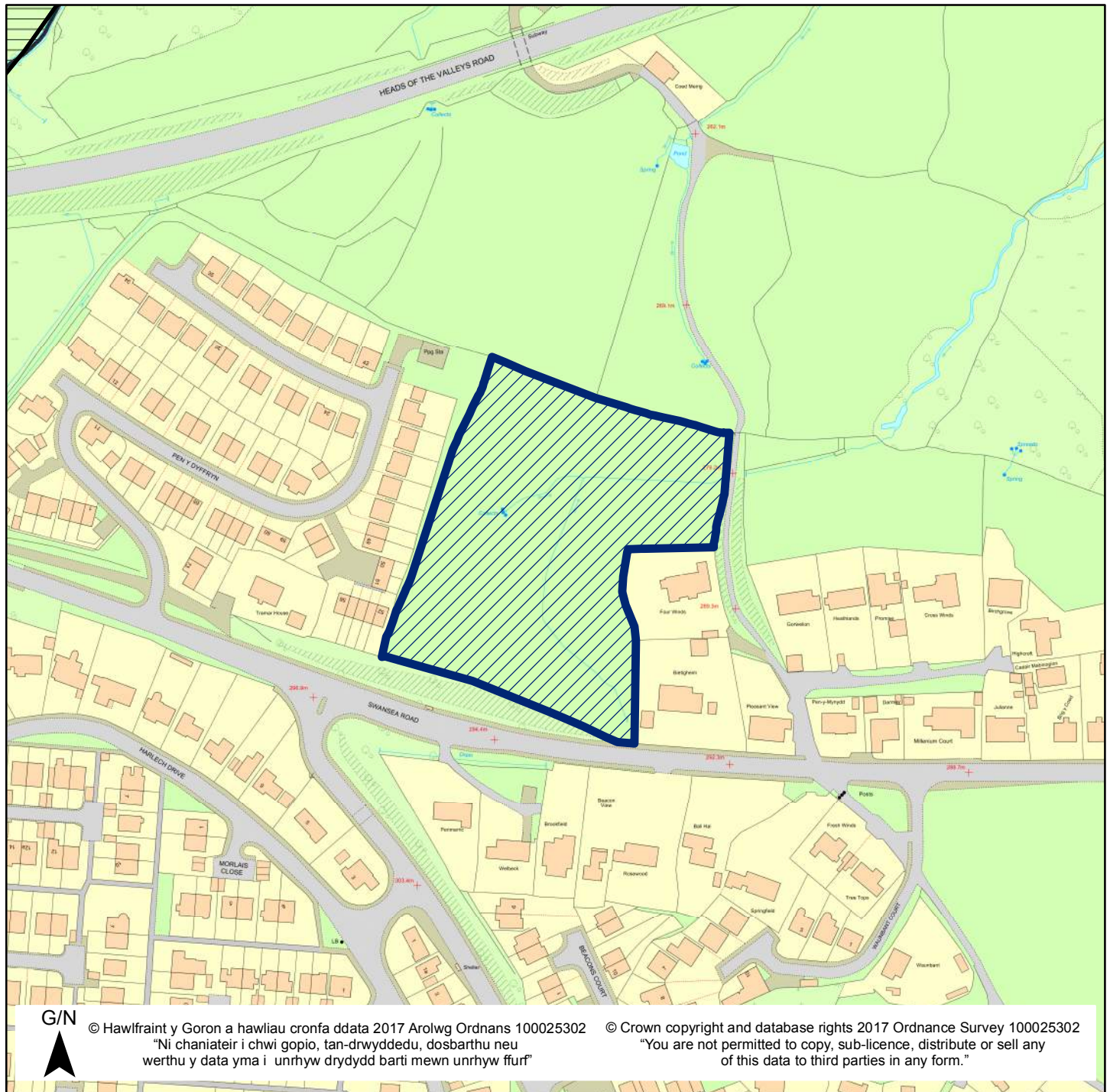
Site Name / Enw'r Safle Land west of Coedmeirick Close

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Grazing

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 302284 Gogleddiad / Northing 207208



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	99	Representor Number:	257
Site Address:	Land west of Coedmeyrick Close		
Area (Ha):	1.44		
Current Use(s):	Grazing		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (Stuart Pound)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Mixed	The site is partly formed of former mineral workings but has naturally developed an associated composition of native flora.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is located within the Swansea Road area.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of a local shop at Twyncarmel, local shops at Gellideg, and bus stops at Swansea Road.

Is the site currently accessible from the existing highway network?	Yes	<p>Yes, the site is accessible from the existing highways of Swansea Road and Pen Y Dyffryn although topography is steep and the change in levels may be a constrain to development.</p> <p>The Council's Engineers have advised that there is no existing highway access or drainage infrastructure available. New highways, drainage infrastructure or ground works would be required to bring forward an acceptable development proposal. This does not represent a significant or insurmountable constraint and the proposal can be considered to be acceptable in principle. Local improvement works should be identified though a Road Safety Audit (RSA) or comprehensive Transport Assessment (TA) depending on the scale of the proposal.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	GGAT have advised that the site lies within Merthyr Tydfil Landscape of Outstanding Historic Interest. A Desk Based Assessment of the archaeology of the site would be required.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are mature trees within the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	<p>Most of the site is a significant part of Coed Meirig SINC consisting of marshy, acid and neutral grasslands with streams entering Nant Ffrwdd SINC and RIGS. A historic record of devil's bit-scabious exists for the site which is a foodplant of the marsh fritillary butterfly protected in the nearby Blaen Cynon SAC. An ancient hedgerow borders the adjacent development and was subject to management via planning condition.</p> <p>The site will need to be assessed for suitable habitat and potential links/connecting habitat with Blaen Cynon SAC marsh fritillary metapopulation. Retention and buffer with ancient hedgerow adjacent to neighbouring development. A streamside buffer will be</p>

		required which may consist of a significant portion of the site due to location.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	A ground conditions survey would be required. There was a heap covering the eastern half of the site and this may have been spread over time. Random sampling across whole site is required. At least 5% area coverage to ensure 95% certainty of hotspot detection.
Is the site affected by any existing planning designations or permissions?	No	N/A
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Parts of the site are within areas with low, medium & high susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site is at a lower level than the adjacent highway of Swansea Road, with a steep embankment on its southern edge. The site appears to be very wet in places so drainage may be an issue.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The site is within a development high risk area in terms of coal mining and a coal mining risk assessment would therefore be required. In addition, the site is steeply sloping and there are significant changes in levels with the surrounding areas.

SITE APPRAISAL SUMMARY
The site is steeply sloping and has an embankment on its southern side. It appears that access would have to be via Pen Y Dyffryn, and would require considerable levelling works. Development of the site however would provide a logical small scale extension of the settlement. Some constraints have been identified, with access, topography and drainage possibly being significant.

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is partly located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	The site is traversed by a 350mm trunk water main for which protection measures will be required in the form of easement widths or diversions.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	WW pumping station may need to be re-located to facilitate access to the site. The Council's Engineers have advised that there is no existing highway access or drainage infrastructure available. New highways, drainage infrastructure or ground works would be	A Road Safety Audit (RSA) / Transport Assessment would be required. Consideration of sustainable drainage

	required to bring forward an acceptable development proposal. This does not represent a significant or insurmountable constraint and the proposal can be considered to be acceptable in principle. Local improvement works should be identified through a Road Safety Audit (RSA) or comprehensive Transport Assessment (TA) depending on the scale of the proposal.	systems would also be required.
Environmental Health	The site is within the 55-59.9dB boundary of the A465. The A465 is undergoing a widening process which may affect associated noise boundaries. Noise should be considered as part of the planning process.	Environmental noise will need to be considered in accordance with the environmental protection and design policies of the Plan.
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	Topography and access constraints have been identified as significant constraints to the development of the site within the Plan period. Therefore, it has not been recommended to allocate the site in the Replacement Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 100 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.2

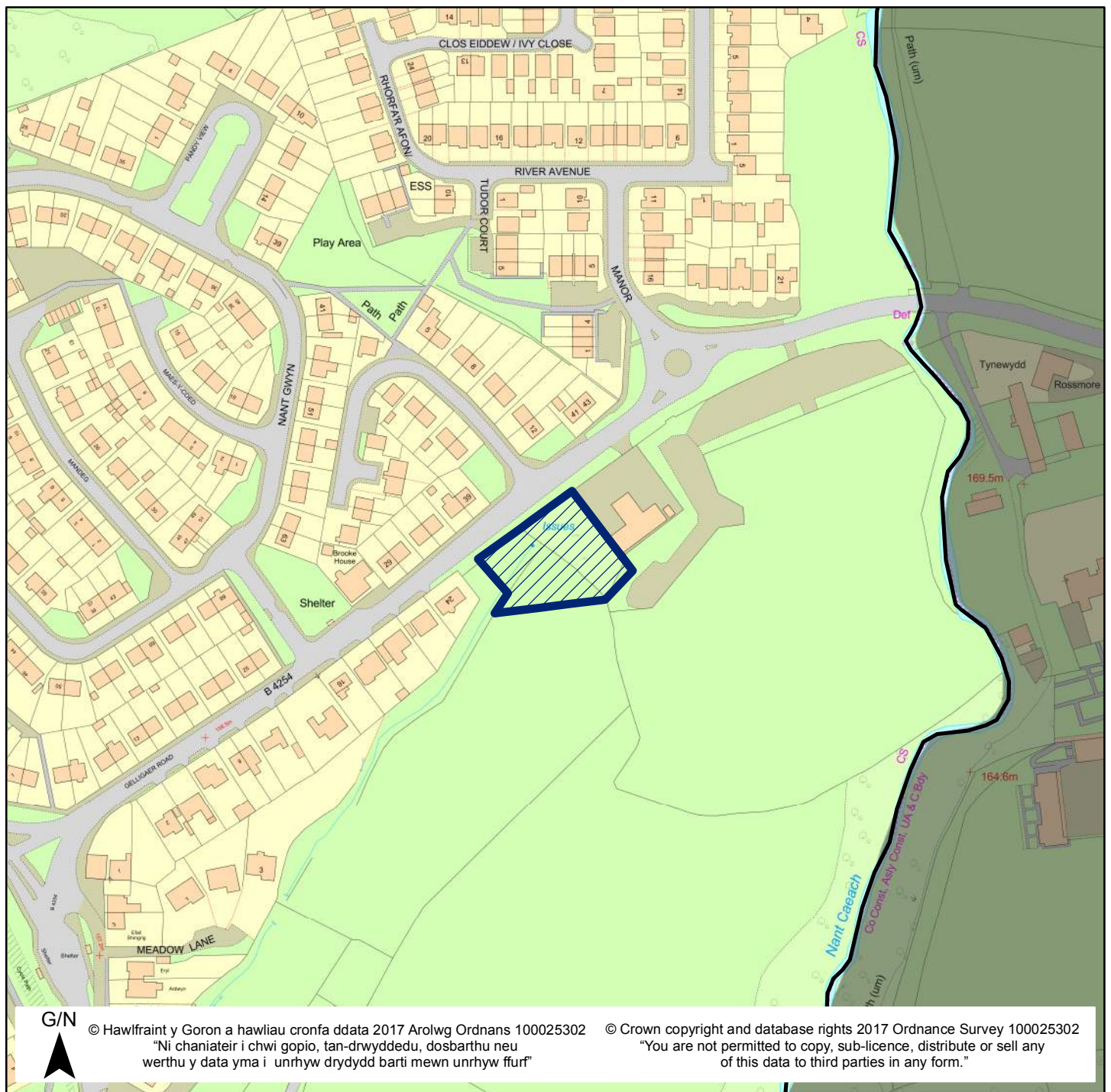
Site Name / Enw'r Safle Land adjacent to 24 Gelligaer Road

Ward / Ward Bedlinog

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 311128 Gogleddiad / Northing 196629



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	100	Representor Number:	206
Site Address:	Land adjacent to 24 Gelligaer Road		
Area (Ha):	0.2		
Current Use(s):	Vacant land		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (Chris Reily)	
If not, are all other land owners aware of this submission?		n/a	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	n/a
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	No	The site is located adjacent to the existing settlement boundary of Trelewis.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (school, local shop etc) are over 800m from the site, although the majority of the site is within reasonable walking distance of open space.
Is the site currently accessible from the existing highway network?	Yes	The site is accessed from Gelligaer Road.

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	n/a
Is the site located within a mineral safeguarding area?	Yes	The majority of the site is a safeguarded sandstone reserve.
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are TPO trees situated on site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	Yes	n/a
Is there a possibility that the site is contaminated?	Yes	Tipping may have taken place under historic agricultural use.
Is the site affected by any existing planning designations or permissions?	No	n/a
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Other Growth Area.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY

Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	The proposer has prepared various surveys in advance of submitting a planning application.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The majority of the site is within a development high risk area in terms of coal mining, although the eastern portion is within a low risk area. A coal mining risk assessment would therefore be required.
SITE APPRAISAL SUMMARY		
The site is currently outside the settlement boundary in the current LDP but is located between 24 Gelligaer Road and a farm shop. It is served by an existing access and does not have any significant physical constraints. Due to the scale of the site it provides limited development opportunity however the site could provide a logical rounding off of the existing settlement boundary.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comments.	n/a
Power	<p>Western Power Distribution (WPD) have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.</p> <p>Wales and West Utilities has no apparatus in the area, however, pipes under other ownership may be present.</p>	Where sites are situated on top or in close proximity to existing WPD assets it is likely that physical diversions or protection measures will be required and this should be included within the scheme costs and timescales.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd area. The site is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP6 (years 2015 to 2020). In order to establish what would be required to serve the site with an adequate water supply, a hydraulic modelling assessment will be required.	In order to establish what would be required to serve the site with an adequate water supply, a hydraulic modelling assessment would be required.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	Site is accessible via Gelligaer Road and existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns. Ground stabilisation may be necessary.	n/a
Environmental Health	Sampling may be required to find out if tipping has occurred in the past.	n/a
Other internal consultees	n/a	n/a
OVERALL CONCLUSION AND NEXT STEPS	The site provides a logical extension to the existing settlement and rounding off of the existing settlement boundary. However, due to the scale of the site it is not considered necessary to allocate the site within the Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 101 Pwynt Cyfeirnod / Ref Point

Maint y Safle (Ha) / Site Size (Ha) 0.54

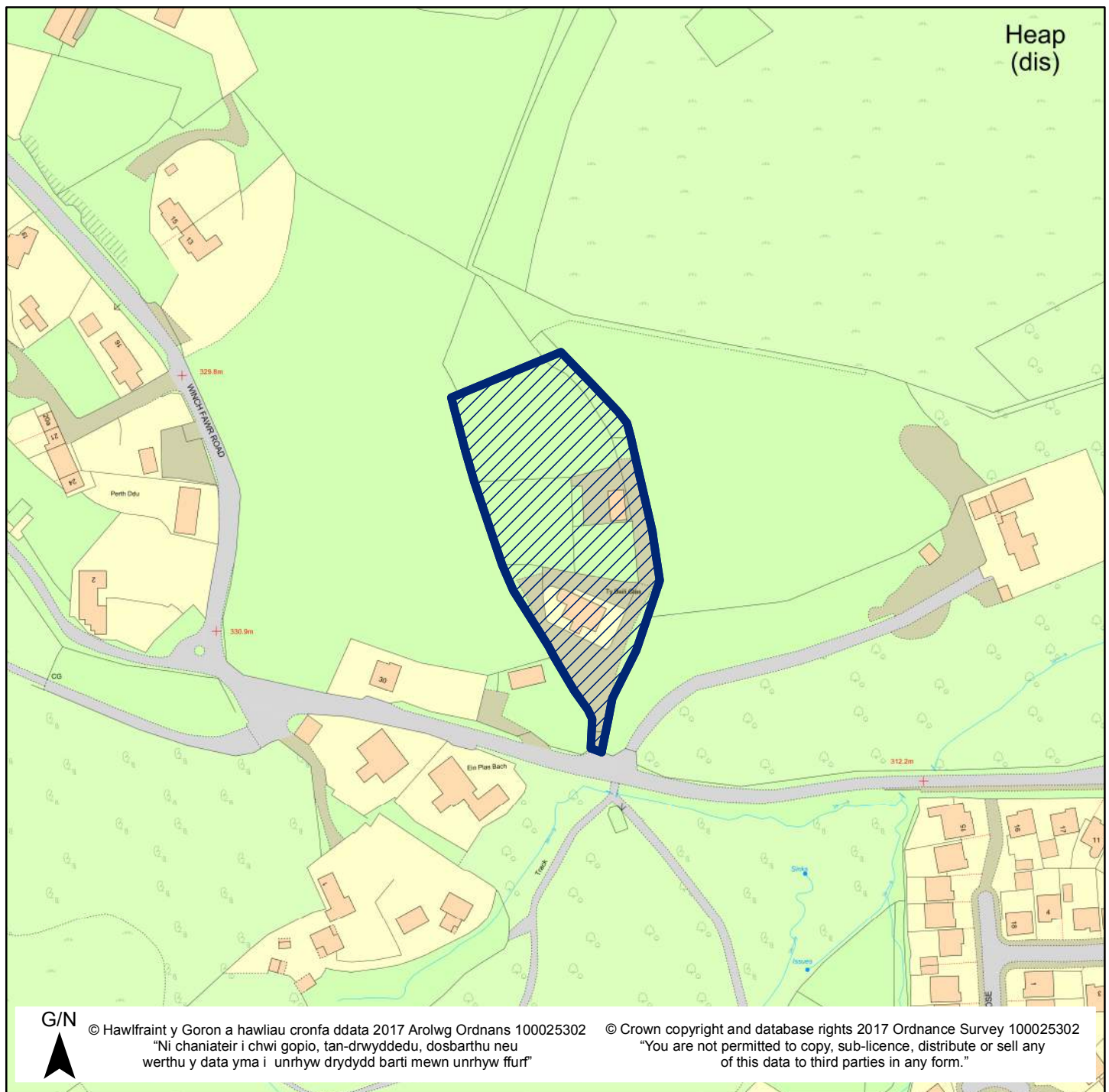
Site Name / Enw'r Safle Land at Ty Beili Glas

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Grazing

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 302437 Gogleddiad / Northing 206227



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	101	Representor Number:	136
Site Address:	Land at Ty Beili Glas		
Area (Ha):	0.54		
Current Use(s):	Grazing		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	Existing residential property with surrounding land.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	No	The site is outside (adjacent to) the existing settlement boundary, but is close to the settlement of Heolgerrig.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	No	The site is within walking distance of Heolgerrig Primary School, however it is not within walking distance of other services or public transport links.

Is the site currently accessible from the existing highway network?	Yes	The site is accessible from the adopted highway of Winchfawr Road. The Council's Engineers have advised that there is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a comprehensive Transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal. Proposals are considered to be acceptable in principle.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	Yes	The site is wholly located in a coal minerals safeguarding area where prior extraction and the impact on the wider safeguarded resources would need to be considered.
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There appears to be one or two mature trees on the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The site is adjacent to the Winchfawr West SINC.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site is within the Cyfarthfa foundry area and contains unknown filled ground. A ground conditions survey would therefore be required included random sampling across whole site is required. At least 5% area coverage to ensure 95% certainty of hotspot detection.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP as part of a Green Wedge (Policy AS5), and a Coal Safeguarding Area (Policy BW10)

PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Parts of the site are in areas of low and medium susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site is flat. It is ultimately accessed via a private drive, which may require upgrading or the number of potential dwellings may be limited.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area & CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Part of the site is within a development high risk area in terms of coal mining & a coal mining risk assessment would therefore be required.
SITE APPRAISAL SUMMARY		
The site is outside the existing settlement boundary and is accessed via a private drive. However, it is flat and largely clear of vegetation. Development of the site would provide a small scale extension of the settlement, although this would further extend the settlement into the countryside. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	Western Power Distribution (WPD) has confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network.	N/A
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	The Council's Engineers have advised that there is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a comprehensive Transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal. Proposals are considered to be acceptable in principle.	A Road Safety Audit (RSA) / Transport Assessment would be required.
Environmental Health	No comment.	N/A
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site is located on the edge of Heolgerrig and would represent a small scale and piecemeal extension of the settlement into the countryside. Allocation of this small scale site is not considered necessary as part of the replacement Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 102 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 1

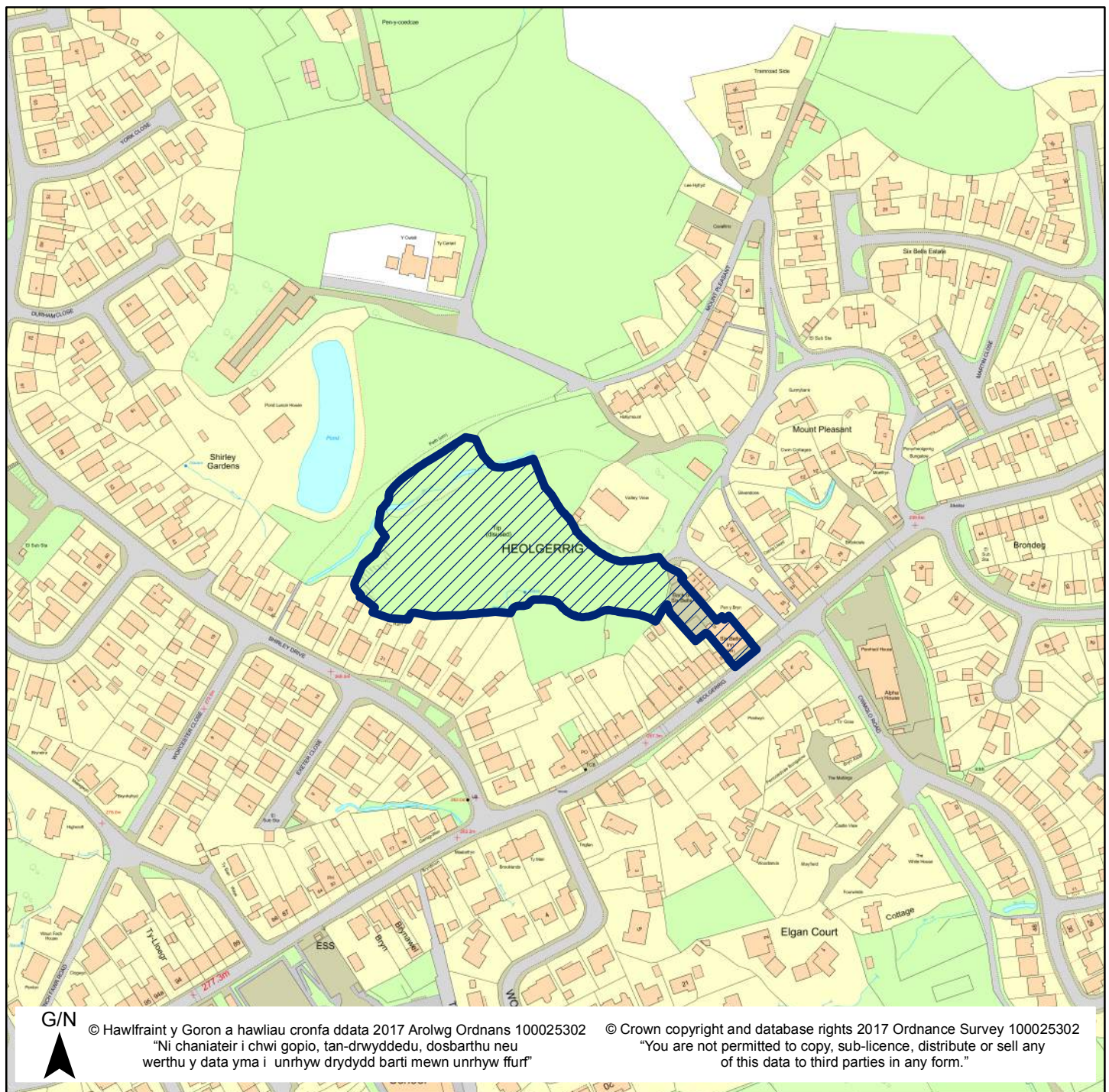
Site Name / Enw'r Safle Six Bells, Heolgerrig

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 303215 Gogleddiad / Northing 206187



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	102	Representor Number:	184
Site Address:	Six Bells, Heolgerrig		
Area (Ha):	1		
Current Use(s):	Agricultural		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Green-field	The site comprises naturally re-vegetated former industrial land.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The majority of the site is outside the existing settlement boundary, however it is adjacent to the settlement of Heolgerrig.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the local shops, school and bus stops of Heolgerrig.

Is the site currently accessible from the existing highway network?	Yes	<p>The site is accessible from the adopted Highway of Heolgerrig. However, the 'entrance' to the site currently has a building located on it. This would require demolition to facilitate access to the majority of the site.</p> <p>The Council's Engineers have advised that there are no existing highway access or drainage infrastructure available. New highways, drainage infrastructure or ground works would be required to bring forward an acceptable development proposal. This does not represent a significant or insurmountable constraint and the proposal can be considered to be acceptable in principle. Local improvement works should be identified through a Road Safety Audit (RSA) or comprehensive Transport Assessment (TA) depending on the scale of the proposal.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	SAM no. 57 is within the site and SAM no. 9 is adjacent to the site.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	GGAT have advised that the site lies within Merthyr Tydfil Landscape of Outstanding Historic Interest. A Desk Based Assessment of the archaeology of the site would be required.
Is the site located within a mineral safeguarding area?	Yes	The site is partly located in a coal minerals safeguarding area where prior extraction and the impact on the wider safeguarded resources would need to be considered.
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are mature trees on the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	N/A
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site is part of the Cyfarthfa Foundry slag heap and it likely contains unknown filled ground. A ground investigation is therefore required including random sampling across whole site and at least 5% area coverage to ensure 95% certainty of hotspot detection.
Is the site affected by any existing planning designations	Yes	The site is allocated in the existing LDP as part of a Green Wedge (Policy AS5), and a Coal

or permissions?		Safeguarding Area (Policy BW10).
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Parts of the site are in areas with low, medium & high susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The access to the site is limited unless the building at the entrance to site is demolished. The site appears to be wet in places, therefore drainage could be an issue. The site is sloping in parts and has differing level. There is a significant amount of trees/vegetation on the site.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Heolgerrig has very few open spaces and is in need of a local park for which purpose this space would be suited.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Access appears to be a particular issue, relying on the demolition of an existing, occupied building. The site forms an important green space helping to prevent the coalescing of development by integrating existing development and capitalising on the distinctive qualities of the village community.

SITE APPRAISAL SUMMARY	
The site is largely outside of the settlement boundary. A Scheduled Ancient Monument is within the site. Drainage, topography, & particularly access, could be significant constraints to the development of the site.	

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	Western Power Distribution (WPD) has confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	N/A
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	Access to the site would require the demolition of the former pub building. No existing highway access or drainage infrastructure available. New highways, drainage infrastructure or ground works would be required to bring forward an acceptable development proposal. This does not represent a significant or insurmountable constraint and the proposal can be considered to be acceptable in principle. Local improvement works should be identified though a Road Safety Audit (RSA) or comprehensive Transport Assessment (TA) depending on the scale of the proposal.	A Road Safety Audit (RSA) / Transport Assessment would be required.
Environmental Health	No comment.	N/A
Other internal consultees	No additional comments received.	N/A

OVERALL CONCLUSION AND NEXT STEPS	<p>Highways access and other physical constraints have been identified as significant constraints to the development of the site within the Plan period. Therefore, it has not been recommended to allocate the site in the Replacement Plan.</p>
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Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 103 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 2.6

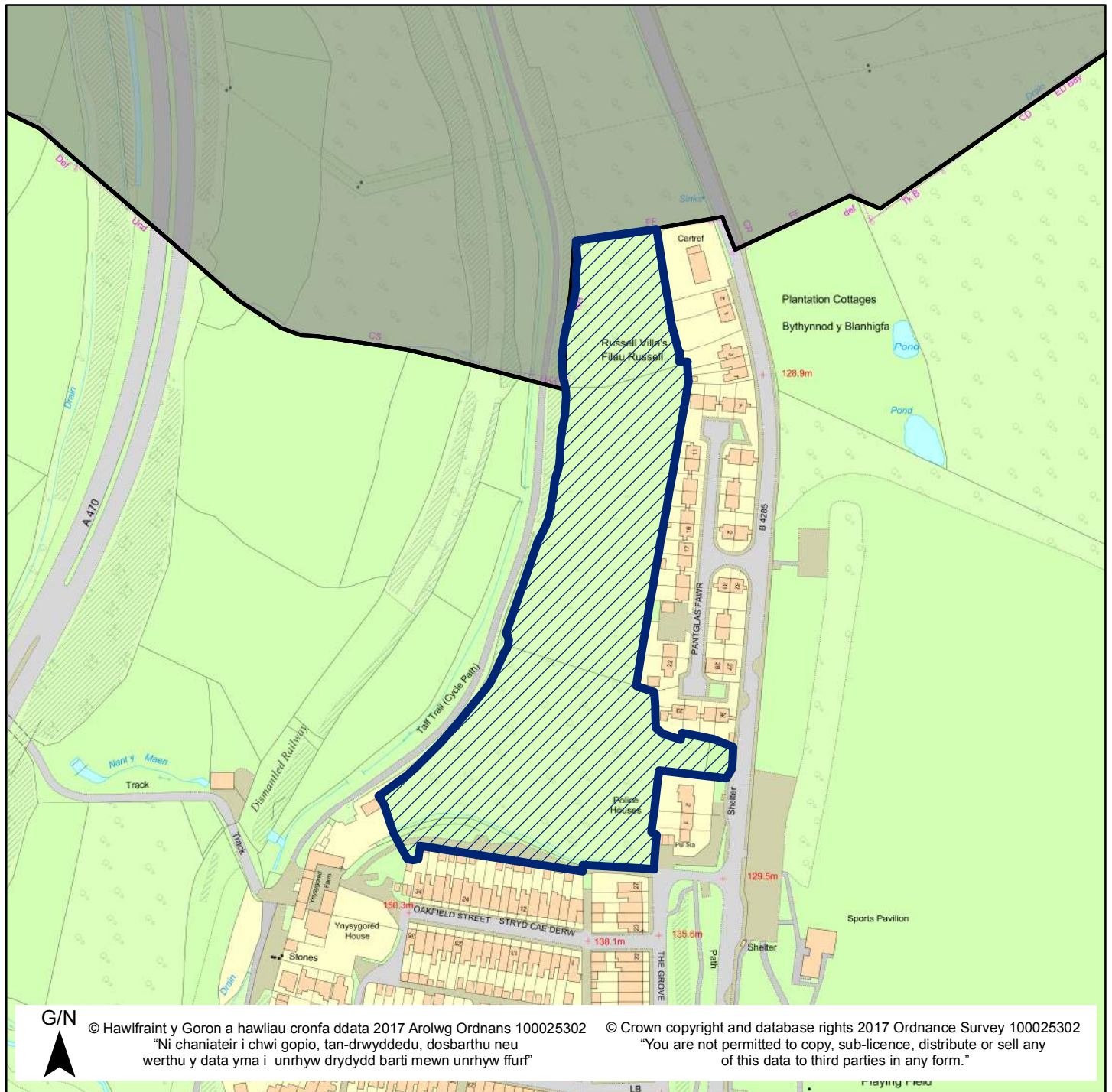
Site Name / Enw'r Safle Land at Oakfield Street, Aberfan

Ward / Ward Merthyr Vale

Defnydd Cyfredol / Current Use Former Allotment

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 307206 Gogleddiad / Northing 200997



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	103	Representor Number:	281
Site Address:	Land at Oakfield Street, Aberfan		
Area (Ha):	2.6		
Current Use(s):	Vacant land		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (David Davies)	
If not, are all other land owners aware of this submission?		n/a	

SITE SUITABILITY ISSUES									
LAND TYPE	<table border="1"> <tr> <th>YES/NO</th> <th>COMMENTARY</th> </tr> <tr> <td>Is the site greenfield or brownfield?</td> <td>Greenfield n/a</td> </tr> <tr> <td>Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)</td> <td>No n/a</td> </tr> <tr> <td>Is the site within an existing settlement?</td> <td>Yes Part of the site is located within the Aberfan settlement boundary.</td> </tr> </table>	YES/NO	COMMENTARY	Is the site greenfield or brownfield?	Greenfield n/a	Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No n/a	Is the site within an existing settlement?	Yes Part of the site is located within the Aberfan settlement boundary.
YES/NO	COMMENTARY								
Is the site greenfield or brownfield?	Greenfield n/a								
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No n/a								
Is the site within an existing settlement?	Yes Part of the site is located within the Aberfan settlement boundary.								
LOCATION AND ACCESSIBILITY	<table border="1"> <tr> <th>YES/NO</th> <th>COMMENTARY</th> </tr> <tr> <td>Is the site easily accessible to local services and facilities by public transport, walking and cycling?</td> <td>Yes The site is located within 800m of the majority of local facilities in Aberfan.</td> </tr> <tr> <td>Is the site currently accessible from the existing highway network?</td> <td>Yes Access is physically possible via The Grove and Aberfan Road although it is understood that there are land ownership issues with these areas.</td> </tr> </table>	YES/NO	COMMENTARY	Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes The site is located within 800m of the majority of local facilities in Aberfan.	Is the site currently accessible from the existing highway network?	Yes Access is physically possible via The Grove and Aberfan Road although it is understood that there are land ownership issues with these areas.		
YES/NO	COMMENTARY								
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes The site is located within 800m of the majority of local facilities in Aberfan.								
Is the site currently accessible from the existing highway network?	Yes Access is physically possible via The Grove and Aberfan Road although it is understood that there are land ownership issues with these areas.								

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	n/a
Is the site located within a mineral safeguarding area?	Yes	The northern section of the site is currently a safeguarded coal resource area.
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The majority of the site is designated as part of the Glamorganshire Canal SINC.
Will the proposal involve the removal of trees with TPO or ancient woodland?	Unknown	Woodlands to the north of the site are designated under a Tree Preservation Order.
Is there a possibility that the site is contaminated?	Yes	There is a small risk the site is contaminated, for example by asbestos used in former allotment shed roofs.
Is the site affected by any existing planning designations or permissions?	No	Part of site has previously had outline permission for residential development.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	No	Site is steeply sloping and large areas are covered in vegetation.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	n/a
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY

Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. Residential development at the site could therefore be considered realistic although other constraints may impact on the deliverability of the site.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The majority of the site is in a Development high risk area for coal, with the remainder in a low risk area.
SITE APPRAISAL SUMMARY		
Part of site is currently allocated for residential development in the adopted LDP. This area of land is covered by woodland, and access, whilst physically possible, may not be achievable due to ownership issues and this represents a significant constraint. The northern section of the site also forms part of a SINC, TPO and a safeguarded coal resource which may impact on the extent of residential development and would need consideration.		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Developers should consult with the relevant utilities providers when preparing detailed proposals.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd wastewater treatment works area. No issues identified with either water supply or sewerage network.	n/a
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.	A Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.
Environmental Health	There is a small risk the site is contaminated as a former allotment, for example by asbestos used in shed roofs.	A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site. Random sampling should be used to give adequate coverage of the site.
Other internal consultees	The retention of SINC habitat will be important in this location due to its connectivity purposes. There is TPO in the south-western corner and northern part of the site that will need to be considered carefully.	An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.

OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has identified several constraints that result in the site being problematic to bring forward for residential development. The part of the site that is currently allocated is covered in woodland, and access will be problematic due to land ownership issues. Furthermore, evidence base work informing the replacement LDP has resulted in the entire candidate site forming part of a Special Landscape Area. It is recommended that the settlement boundary is amended in this location so that the entire candidate site lies outside the settlement boundary of Aberfan, and is not allocated for residential development.</p>
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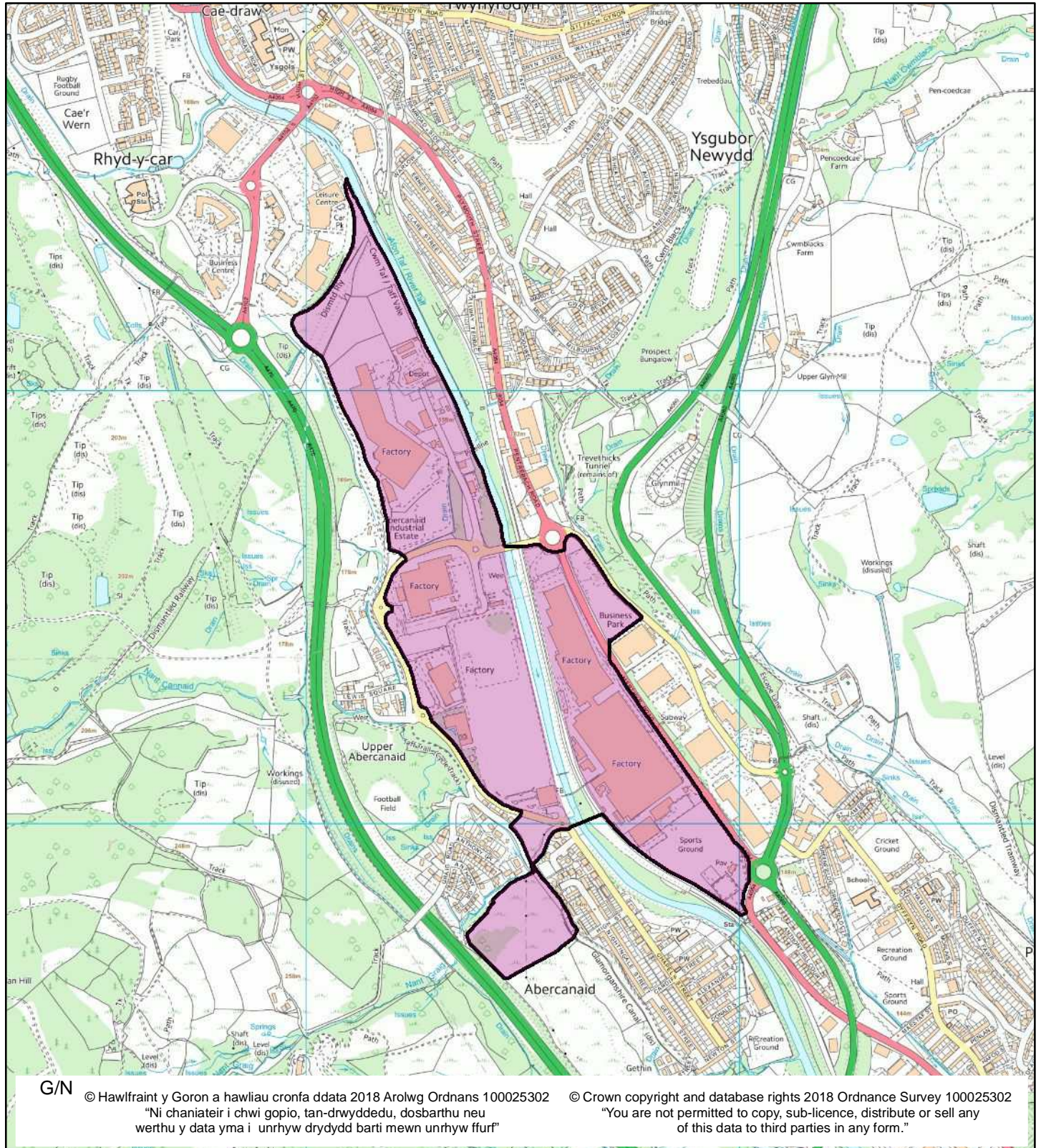
Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Enw'r Safle / Site Name Hovwer Regeneration Area

Maint y Safle (Ha) / Site Size (Ha) 52.72 Ward / Ward Plymouth

Dwyreiniad / Easting 3045437 Gogleddiad / Northing 204509



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	104	Representor Number:	Multiple candidate sites including from MTCBC Economic Development (252)
Site Address:	Hoover Strategic Regeneration Area (Plymouth Ward)		
Area (Ha):	Approx. 60 hectares		
Current Use(s):	Mixed uses and former industrial land including the Hoover Factory.		
Proposed Use(s):	Strategic Regeneration Area for residential, employment, retail, open space and transport improvements.		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?	No. The site is in various private ownerships. Welsh Government are in the process of purchasing the Hoover Candy Group landholdings which forms a significant proportion of the regeneration area.		
If not, are all other land owners aware of this submission?	The Hoover Candy Group owns a significant part of the site (approx. 17 hectares) and negotiations are advanced with Welsh Government (Economic Development) to purchase the site for redevelopment during the Replacement Plan period. The remaining land is in various private ownerships. This includes the former Ardagh Site at Dragon Parc (approx. 8 hectares) and Land West of Gethin Road, Abercanaid (approx. 5 hectares) which is in developer ownership.		

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Mixture	The majority of the site is previously developed land with a small proportion to the south located on greenfield land at Land West of Gethin Road. However, this area has been subject to historic industrial workings and is part of a former mineral tip.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes/No	The site is located between the communities of Pentrebach and Abercanaid. It is located within the defined settlement boundary for Merthyr Tydfil and is bounded by the A470 to the west.

LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	Pentrebach train station is within the proposed site boundary and there are planned transport improvements as part of the South Wales Metro including a station park and ride and potential future new Metro station. Several bus stops are situated along the A4054 - Merthyr Road (serving routes 78, 79, 81, 82, E79 & S79). A number of Active Travel Routes cross or circumvent the site, including: Active Travel Route 3 (Rhydycar – Aberfan Cemetery (Taff Trail)); Active Travel Route 9 (Tesco Roundabout to Darren Las (Trevithick Trail)); Active Travel Route 13 (Taff Trail to Trevithick Trail Link; Active Travel Route 21 (Pentrebach Station links); Active Travel Proposed Route MT30 (End of Cardiff Street link to Donald Street) and Active Travel Proposed Route MT43 (Hoover Site).
Is the site currently accessible from the existing highway network?	Yes	This includes the A4054, A4060, A4102 and a number of private highways, adopted footways and other classified/unclassified roads. Some local highway improvements may be required.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	A Scheduled Ancient Monument (SAM) is located along the Taff Trail and adjoins the land West of Gethin Street area (The Abercanaid Haystack Boiler). A number of listed buildings adjoin the site boundary at Abercanaid, however these should not unduly restrict future redevelopment proposals.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site lies in the Merthyr Tydfil Landscape of Outstanding Historic Interest. An Assessment of the Significance of Impacts of Development on Historic (ASIDOH) would be required. Consultation with Cadw and a pre-determination of archaeological work such as an initial desk-based assessment (DBA) would be necessary to consider the potential archaeological constraints.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are areas containing Tree Preservation Orders however these are not anticipated to unduly restrict future redevelopment proposals. There is an avenue of tree along Merthyr Road. The frontage of the Hoover factory is also of local importance but is not listed.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	A railway line traverses the middle of the site and power lines traverse the Hoover Factory site (running east-west). These have been factored into the Framework masterplan prepared for the site.

ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The site includes part of Afon Taf SINC (No.58) and encompasses the Abercanaid Fields SINC (No.20). The Afon Taf SINC habitat meets SINC Criteria for watercourses, which is a UK & Wales BAP Habitat and Section 7 Habitat of Principal Importance for the Conservation of Biological Diversity in Wales under the Environment Wales Act 2016. This habitat is an important regional scale ecological connective habitat. The part of the main river is relatively highly canalised in the site but contains historic records of UK and European Protected Species. Whilst there is not much ecological information on the rest of the site it is reasonably likely that the vast majority of the site has very limited biodiversity value (aside from the SINC's/main river corridor) with some potential for protected species using existing structures.
Will the proposal involve the removal of trees with TPO or ancient woodland?	Potentially	See comments above. The Framework Masterplan has factored this constraint into the 'providing layouts'. However, the precise impact will depend on the detail of development proposals.
Is there a possibility that the site is contaminated?	Potentially	The site includes a former ironworks, associated heaps of unknown filled ground, the Hoover factory and a former gas works to the north of the Willows Industrial Estate. Some remediation has taken place in the gasworks, with a view to protecting water resources, not human health. A ground conditions surveys will be required.
Is the site affected by any existing planning designations or permissions?	Yes	Parts of the Hoover Strategic Regeneration Area were identified as existing employment sites which have been reviewed as part of the 2018 Employment Land Review. The Dragon Parc site (approx. 8 Ha) contains outline proposals for the residential development of 159 dwellings (application P/17/0144) which is currently under consideration.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Parts of the site are located within flood zone C2, C1 and B of the NRW Development Advice Map.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site provides generally flat development plateaus and contains extensive previously developed land. The land to the south of the Hoover Strategic Regeneration Area (Land West of Gethin Street) forms part of a former coal mining tip area which may need some land stabilisation or regrading works. Parts of the site also lie within areas with a high risk of coal mining legacy issues (including presence of mine entries) which may need remediation work to make safe. A coal risk assessment

		will therefore be required. The River Taff and a train line run north/south though the site which is predominantly surrounded by industrial/former industrial uses and existing residential development. Extensive stands of Japanese Knotweed extend alongside the River Taff on both banks and long term eradication is unlikely to be possible. Whilst these constraints will need detailed consideration in the preparation of development proposals they are not considered to represent insurmountable constraints to the proposed redevelopment of the area.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	In addition to the proposed new residential and employment development the proposals would provide new and improved landscaping and open spaces, retail and public transport improvements. A new footbridge over the River Taff from Pentrebach to Abercanaid would be sought from the development proposals. The proposals would also provide additional Community Infrastructure Levy receipts.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	A Framework Master Plan has been prepared to inform the development proposals at the Hoover Strategic Regeneration Area. This demonstrates that a mix of appropriate uses can be accommodated on the site. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. Residential development at the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Significant areas of the site lie in a Development high risk coal area. A coal mining risk assessment would therefore be required. A buffer zone of 10m from main river with enhancement in quality of the Afon Taf SINC, an ecological connective corridor, would need to be considered. Master planning work has identified green infrastructure constraints and opportunities however an Ecological Impact Assessment that considers mitigation, compensation and enhancement would be required as part of detailed development proposals.

SITE APPRAISAL SUMMARY

The Hoover Strategic Regeneration Area is located close to the main Merthyr Tydfil settlement and could provide significant new residential and employment development between the communities of Pentrebach and Abercanaid. The area contains extensive previously developed land and various constraints have been identified through the site assessment process. A high level framework master plan has been prepared which considers the key constraints and this demonstrates that the proposed level of growth is achievable. In addition, an Employment Land Review has informed the proposals at the Strategic Regeneration Area. Whilst further assessments would be required as part of detailed development proposals, the constraints identified should not be insurmountable. Therefore, it is considered that the site could make a significant contribution to future local growth.

STAGE 2 INFRASTRUCTURE ASSESSMENT

SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	The site has large areas which fall within Zone C2. The flood risk is primarily from the River Taff and Nant Canaid and runs through the centre of the site. The proposal is for mixed uses and could include highly vulnerable development within Zone C2 which should not be permitted. Development proposals should be informed by a Strategic Flood Consequence Assessment and project level Flood Consequence Assessment where necessary. The regeneration area includes Dragon Parc, Hoover factory and The Willows/Abercanaid Industrial Estate. We have recently requested FCAs (and detailed flood risk modelling) for some of these sites. There could be opportunity for this modelling to cover the entire Regeneration Area.	A Strategic Flood Consequence Assessment should inform the Plan. Detailed development proposals will need to be informed by a project level Flood Consequence Assessment where appropriate. This should establish whether the risks and consequences of flooding can be acceptably managed in line with TAN15 criteria.
Power	Western Power Distribution has confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. However, due to the dynamic nature of the local distribution network developers should contact Western Power Distribution to obtain up-to-date and accurate information at the development planning stages. Wales and West Utilities have gas pipes in the area and development may affect the apparatus however no specific objections have been received. Developers should consult with the utilities providers to inform detailed development proposals.	Where developments are situated on top or in close proximity to existing Western Power Distribution, Nation Grid or Wales and West assets physical diversions or protection measures may be required. These are not anticipated to provide insurmountable constraints to the level of growth proposed however developers should consult with the relevant utilities providers when preparing detailed proposals.
Water/Sewerage	The site is located in the Dŵr Cymru Welsh Water Cilfynydd wastewater treatment works area. There are no issues with this wastewater treatment works accommodating	There are numerous water mains and sewers crossing the site for which

	foul-flows at present. However, due to the scale of the potential developments a hydraulic modelling assessment will be required in order to determine whether any reinforcement/off-site works are required to the existing network.	protection measures will be required in the form of easement widths or diversions.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from Merthyr Road (A4054) and the roundabout at the North of the site.	A Transport Assessment is required to consider specific major development proposals and to advise on any upgrading works.
Environmental Health	The site is likely to be within guideline assessment criteria for contaminated land. A ground conditions survey would be required that contains random sampling across whole site to consider any necessary mitigation measures. There should be at least 5% area coverage to ensure 95% certainty of hotspot detection plus targeted sampling in the area of the gasworks. There is a railway line within the site and a noise assessment should be carried out for noise sensitive developments.	A ground conditions survey, in consultation with Environmental Health, should be undertaken. A noise assessment will also be required. These should inform detailed development proposals.
Other internal consultees	<p>Extensive stands of Japanese Knotweed extend alongside the River Taff on both banks and long term eradication is unlikely to be achieved. There should be recognition of the presence of this invasive species as a component of the development, but care should be taken to ensure that any disturbance or work in close proximity to this invasive species makes use of all measures available to avoid redistribution.</p> <p>The site includes part of Afon Taf SINC. This habitat is important regional scale ecological connective habitat. The part of the main river running alongside this site is canalised but contains historic records of UK and European Protected Species. Whilst there is limited ecological information on the rest of the site it is likely that the majority of the site has very limited biodiversity value (aside from the SINC/main river corridor) with some potential for protected species using existing structures. There is a high likelihood of insignificant ecological impact after mitigation, compensation and enhancement.</p>	<p>A Japanese Knotweed Survey and strategy will be required.</p> <p>An Ecological Impact Assessment including mitigation, compensation and enhancement will be required. A buffer zone of 10m from main river is likely to be appropriate.</p>

OVERALL CONCLUSION AND NEXT STEPS	<p>A number of constraints have been identified due to the former industrial uses in the area, however the assessment has not identified constraints that would be insurmountable to the wider regeneration of the site. The area contains significant development sites that are will come forward for development during the Replacement Plan period. The Hoover Strategic Regeneration Area proposals have been informed by a Framework Masterplan (June 2018) which demonstrates the level of growth proposed is achievable. This has identified the potential for 440 dwellings at the Hoover Factory, 5 hectares of employment land at Abercanaid and 1.5 hectares of employment land at the former Hoover Factory car park. There is also potential for small local convenience retail unit of 409 sqm. The development proposals here would also maximise the benefits of public transport improvements planned under the South Wales Metro. This includes service frequency and station improvements, the provision of a new park and ride site and a potential new station to the north of the site. Further redevelopment opportunity sites are located at Dragon Parc, the Lowes and land West of Gethin street sites however these sites are located flood zone C2 areas and development here would be subject to flood mitigation work and detailed Flood Consequence Assessments.</p> <p>The Hoover Strategic Regeneration Area is therefore considered to provide realistic allocation within the Replacement LDP that would make a significant contribution to future local growth. Development at the Hoover Strategic Regeneration Area would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing significant housing and employment growth within the Primary Growth Area. The Strategic Regeneration Area, containing residential, employment, retail, open space and transport improvements, is therefore recommended for allocation within the Deposit Plan.</p>
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Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 105

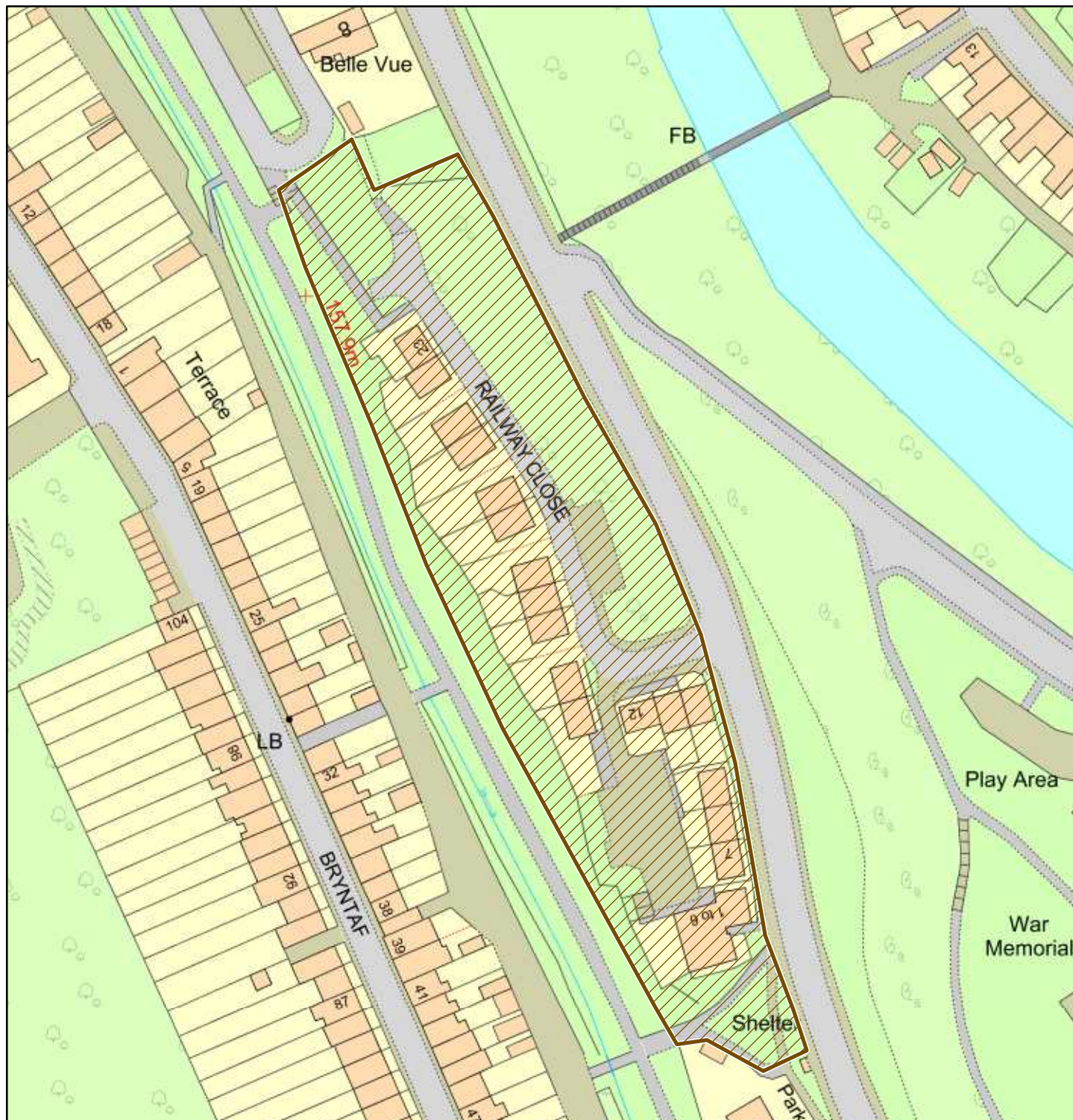
Enw'r Safle / Site Name Walters Terrace, Aberfan

Maint y Safle (Ha) / Site Size (Ha) 0.9

Ward / Ward Merthyr Vale

Dwyreiniad / Easting 307164

Gogleddiad / Northing 199808



G/N

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Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cynllun o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	105	Representor Number:	100
Site Address:	Walters Terrace, Aberfan		
Area (Ha):	0.46		
Current Use(s):	Residential		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?	n/a (MTCBC Planning)		
If not, are all other land owners aware of this submission?	Yes (MTHA)		

SITE SUITABILITY ISSUES	
LAND TYPE	YES/NO COMMENTARY
Is the site greenfield or brownfield?	Brownfield Former railway station/garage site
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No n/a
Is the site within an existing settlement?	Yes Located within Aberfan settlement boundary.
LOCATION AND ACCESSIBILITY	YES/NO COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	YES Site is located within 800m of the majority of local facilities in Aberfan.
Is the site currently accessible from the existing highway network?	YES Access via Walters Terrace

Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	n/a
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?		n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	n/a
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	n/a	Site has now been developed.
Is the site affected by any existing planning designations or permissions?	Yes	Planning permission has been granted and implemented for 23 dwellings.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	Residential permission reflects developable area.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	n/a
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that	Yes	Construction complete 2017/18

the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)		
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	No	n/a
SITE APPRAISAL SUMMARY		
Site has been included as a committed site with planning permission and construction is now complete.		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No Comment.	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	n/a
Water/Sewerage	DCWW area – Cilfynydd wastewater treatment works. No issues identified with either water supply or sewerage network.	Issues have been dealt with as part of development.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	Acceptable existing highway access available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns. All highways and drainage issues have been resolved via development.	n/a
Environmental Health	n/a	n/a
Other internal consultees	n/a	n/a
OVERALL CONCLUSION AND NEXT STEPS	Site has been completed, delivering the 23 dwellings during 2017/18	



Enw'r Safle / Site Name Winchfawr

Ward / Ward Cyfarthfa

Gogleddiad / Northing 206237

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	106	Representor Number:	100
Site Address:	Winchfawr		
Area (Ha):	3.13		
Current Use(s):	Vacant/Dwelling		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No	
If not, are all other land owners aware of this submission?		Yes (Andrew Jones)	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	The site is a former spoil tip.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within existing settlement of Heolgerrig.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the local school, post office and bus stops at Heolgerrig.

Is the site currently accessible from the existing highway network?	Yes	The site is accessible from adopted highway Winchfawr Road. The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however this does not represent an insurmountable constraint. A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	GGAT have advised that the site lies within Merthyr Tydfil Landscape of Outstanding Historic Interest. A Desk Based Assessment of the archaeology of the site would be required.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	An existing dwelling is located within the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The Winchfawr West SINC lies 10m to the south of the site, and Winchfawr East and Clwydyfagwr SINC lies 100m north-west. An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	A ground conditions survey would be required. The site is part of the Heolgerrig and Rhydycar tips and there has been some remediation, but this was restricted to the Rhydycar area. Random sampling across whole site is required. At least 5% area coverage to ensure 95% certainty of hotspot detection.
Is the site affected by any existing planning designations	Yes	The site is allocated in the existing LDP as part of Housing Site H11 under Policy AS1.

or permissions?		
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Parts of the site are in areas with low, medium and high susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	There are significant level differences between parts of the site (particularly to the east of the site), with a steep embankment. The topography could limit the number of dwellings. Retaining walls likely to be required. A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Japanese Knotweed exists within the vicinity of this site and therefore survey and assessment may be required. Part of the site is within a development high risk area in terms of coal mining & a coal mining risk assessment would therefore be required.

SITE APPRAISAL SUMMARY	
The site comprises a former spoil tip and has arisen as the consequence of a past land reclamation programme. The site is accessible from an adopted highway and adjoins an existing settlement. Development of the site would provide a logical extension of the settlement. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.	

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is partly located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	N/A
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however this does not represent an insurmountable constraint.</p> <p>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</p>	A Road Safety Audit (RSA) / Transport Assessment would be required.

Environmental Health	No comment.	N/A
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 107

Enw'r Safle / Site Name Beacons Height

Maint y Safle (Ha) / Site Size (Ha) 5.94

Ward / Ward Cyfarthfa

Dwyreiniad / Easting 301834

Gogleddiad / Northing 207138



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	107	Representor Number:	253
Site Address:	Beacon Heights		
Area (Ha):	5.94		
Current Use(s):	Residential development under construction		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (MTCBC Estates)	
If not, are all other land owners aware of this submission?		Yes (Davies Developments Ltd)	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	This is a substantially completed residential development site.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within existing settlement of Castle Park/Swansea Road.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the local school and bus stops at Twyncarmel.

Is the site currently accessible from the existing highway network?	Yes	Site is accessible from adopted highway of Swansea Road and the newer highways within the site.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	Yes	The site is adjacent to a Scheduled Ancient Monument.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	N/A
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	The site adjacent to a major highway (A470 trunk road).
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The site is directly adjacent to the Winchfawr west SINC and in close proximity (20m) to the Coed Meirig Pastures SINC.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	A ground conditions survey would be required. The site is part of the Heolgerrig and Rhydycar tips and there has been some remediation, but this was restricted to the Rhydycar area. Random sampling across whole site is required. At least 5% area coverage to ensure 95% certainty of hotspot detection.
Is the site affected by any existing planning designations or permissions?	Yes	The site has planning permission for 15 dwellings and is allocated in the existing LDP as part of Housing Site H3 under Policy AS1.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The majority of the site has been developed for residential use and is relatively flat.

WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Japanese Knotweed exists within the vicinity of this site and therefore survey and assessment may be required. The majority of the site is within a development high risk area in terms of coal mining & a coal mining risk assessment would therefore be required.
SITE APPRAISAL SUMMARY		
The site comprises of former mineral workings and has arisen as the consequence of a land reclamation programme. The site is accessible from an adopted highway and adjoins an existing settlement. Development of the site would provide a logical extension of the settlement.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local	Consultation with utility providers as part of detailed development

	distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is partly located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	N/A
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	Site is accessible from adopted highway of Swansea Road & the newer highways within the site. The Council's Engineers have not advised of any particular issues with this site.	N/A
Environmental Health	No comment.	N/A
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 109 **Enw'r Safle / Site Name** Goetre, Gurnos and St Aloysius school sites

Maint y Safle (Ha) / Site Size (Ha) 3.82 **Ward / Ward** Gurnos

Dwyreiniad / Easting 304453 **Gogleddiad / Northing** 207828



G/N

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Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cynllun o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	109	Representor Number:	253
Site Address:	Goetre Primary and Gurnos Nursery		
Area (Ha):	3.73		
Current Use(s):	School & Nursery		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	Existing school buildings and grounds
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the existing settlement of Gurnos
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the local schools, shops and post office, and bus stops at Gurnos.

Is the site currently accessible from the existing highway network?	Yes	<p>Site is accessible from the adopted highways of Gurnos Road and Rowan Way.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	<p>The site is directly adjacent to the Historic Park & Garden of Cyfarthfa Park & the Cyfarthfa Conservation Area.</p> <p>As the development site is adjacent to Cyfarthfa Park a heritage buffer is required to protect and enhance the setting of the park which will include assessment and protection of existing trees.</p>
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are mature trees on site. The site also shares a boundary with Cyfarthfa Park.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	<p>The site is adjacent to the Cyfarthfa Park SINC.</p> <p>An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</p>
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	No	N/A

Is the site affected by any existing planning designations or permissions?	No	N/A
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	A small part of the site is within an area with low, medium and high susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site is at a lower level to the adjacent highway of Gurnos Road.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area & CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	<p>The western part of the site is an Open Space within MTCBC Open Spaces Strategy.</p> <p>Japanese Knotweed exists within the vicinity of this site and therefore survey and assessment may be required.</p> <p>The site is within a development high risk area in terms of coal mining & a coal mining risk assessment would therefore be required.</p>

SITE APPRAISAL SUMMARY	
The site comprises an operational primary school and associated land that will be surplus to requirements. Development of the site would provide a logical infill site within the settlement. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.	

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is partly located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	The site is traversed by a 225m combined public sewer for which protection measures will be required in the form of an easement widths or diversions.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</p>	<p>A Road Safety Audit (RSA) / Transport Assessment would be required.</p> <p>Consideration of sustainable drainage systems would also be required.</p>

Environmental Health	No comment.	N/A
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 110

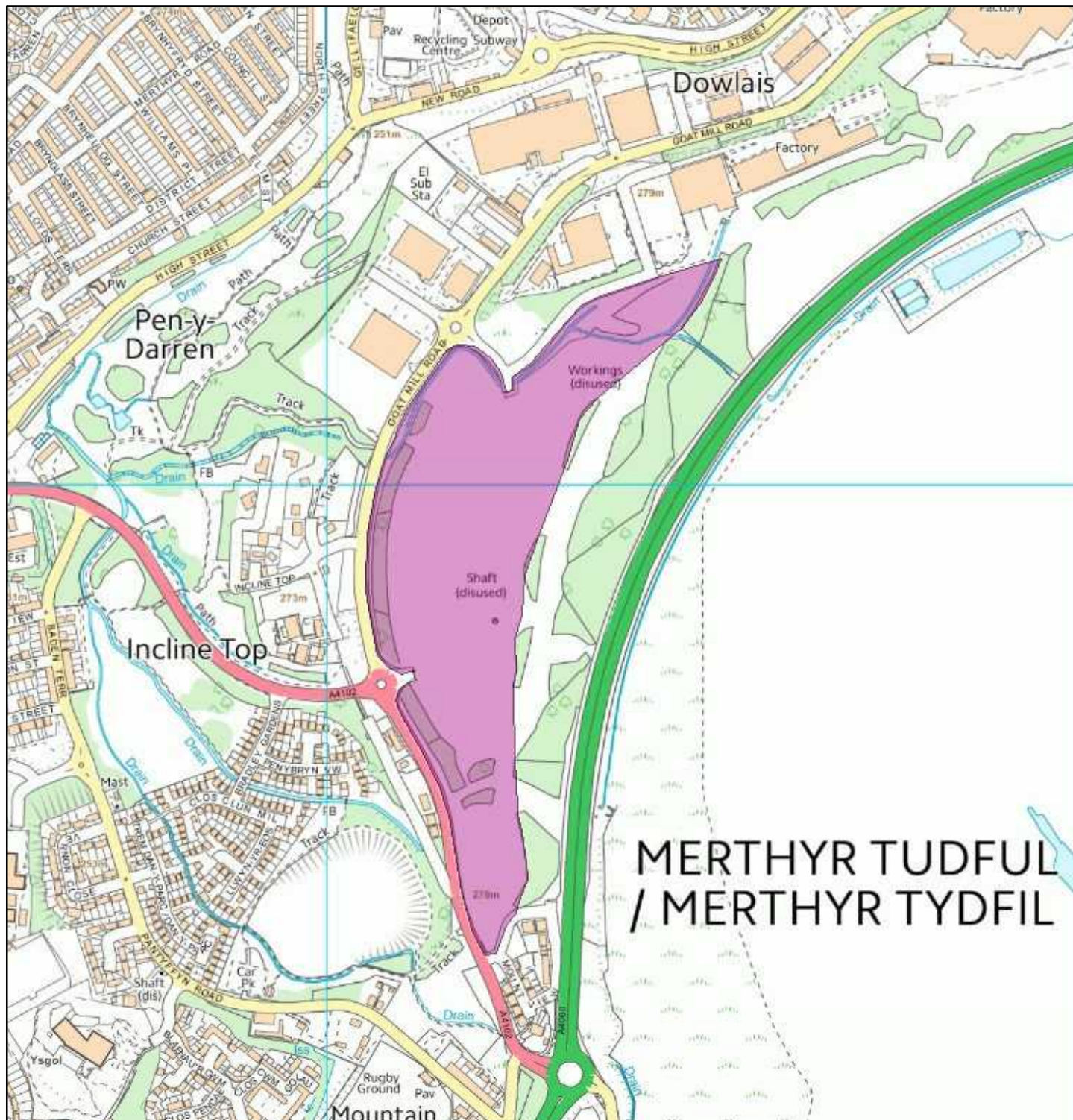
Enw'r Safle / Site Name Goatmill Road

Maint y Safle (Ha) / Site Size (Ha) 14.75

Ward / Ward Dowlais

Dwyreiniad / Easting 306215

Gogleddiad / Northing 206906



G/N

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The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	110	Representor Number:	253
Site Address:	Goat Mill Road		
Area (Ha):	14.75		
Current Use(s):	Vacant land		
Proposed Use(s):	Industrial/Employment		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brown-field	The site is a reclaimed open cast plateau.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within the existing settlement boundary and within the Goat Mill Road commercial area. It is close to the settlements of Dowlais and Twynyrodyn.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	No	Local services and public transport are not easily accessible from the site.

Is the site currently accessible from the existing highway network?	Yes	<p>The site is accessible from the adopted highway of Goat Mill Road, including from two roundabouts, and from an access road off Goat Mill Road.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from two existing roundabouts on Goat Mill Road.</p> <p>A comprehensive Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	GTAA have advised that the site lies within the Historic Landscape HLCA078 Dowlais Great Tip; where there is evidence of an industrial extractive landscape, water management; reservoirs, railways and historic farms all shown on historic OS mapping, tipping over extraction areas, buried landscape. An ASIDOHL would be required, along with a Desk Based Assessment, which sets out how archaeology on the site will be considered. CADW should be consulted.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are a large number of trees on site, particularly along its western edge.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The site is in close proximity to a major highway (A4060 trunk road), and an active opencast mine.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	There are historical records of European Protective Species (Great Crested Newt) on site.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	A ground conditions survey will be required. The site is part of the East Merthyr

		reclamation area and some of the area has been remediated by the opencast mining. Although this will reduce hydrocarbons it will not address all contaminants. Random sampling proportionate to commercial use.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP as part of a New Business/Employment Site (Policies BW14 & AS14), a Business/Employment Site to be Protected (AS24), and an Area of Search for Waste Management Facility (Policy AS7). Part of the site is allocated as Housing Site H2 (Policy AS1)
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	Yes	Parts of the site are in areas of low, medium & high susceptibility to surface water flooding.
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site has significant vegetation on its western edge. A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site. The site is randomly infested with Japanese knotweed and stands in riverine locations might prove difficult to eradicate.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Given the size and proposed use of the site, it has the potential to accommodate new commercial or community facilities where these are ancillary and complementary.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	N/A	The site has however been reviewed as part of the Council's Employment Land Review (June 2018) and has been found suitable as an employment site allocation. The site is also considered to be a potentially suitable location for waste management facilities.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	N/A	N/A

SITE APPRAISAL SUMMARY
<p>The site is accessible, via 2 roundabouts, from the Goatmill Road adopted highway. It has trees and vegetation on its western edge and a steep embankment on its east edge which also contains mature trees and vegetation. The site is adjacent to a trunk road and in close proximity to a nearby opencast mining site however there is unlikely to be any conflict with the development of the site. There are no insurmountable constraints identified and development of the site could contribute towards the Plan's employment land supply. Waste processing uses could also be acceptable in principle here.</p>

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is partly located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	N/A
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from two existing roundabouts on Goat Mill Road.	A Road Safety Audit (RSA) / Transport Assessment would be required.

	A comprehensive Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.	
Environmental Health	The site is within the 55-59.9dB boundary of the A4060. Road noise is unlikely to affect commercial land uses. Air quality in the area is not known. If commercial processes mean employees will spend in excess of 1 hour outside it should be considered.	Environmental noise will need to be considered in accordance with the environmental protection and design policies of the Plan.
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	This is a sizable employment opportunity site, which is large enough to meet a range of needs. The Council's Employment Land Review has considered the proposed allocation and considered it to be an appropriate employment site allocation. The study also found that there has been market interest in the site from a range of potential developers. The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Consequently, the site is recommended as an employment site allocation in the replacement Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 116

Enw'r Safle / Site Name Former Mardy Hospital, Twynyrodyn

Maint y Safle (Ha) / Site Size (Ha) 3.41

Ward / Ward Town

Dwyreiniad / Easting 305661

Gogleddiad / Northing 205286



G/N

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The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	116	Representor Number:	253
Site Address:	Former Mardy Hospital, Twynyrodyn		
Area (Ha):	3.41		
Current Use(s):	Playground/Vacant land.		
Proposed Use(s):	Residential (113 houses at 32 dph)		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC).	
If not, are all other land owners aware of this submission?		N/A	

SITE SUITABILITY ISSUES	
LAND TYPE	YES/NO COMMENTARY
Is the site greenfield or brownfield?	Brownfield Part housing development (Former Mardy Hospital) and green space with existing playground.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No N/A
Is the site within an existing settlement?	Yes Merthyr Town
LOCATION AND ACCESSIBILITY	YES/NO COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes A PROW runs to western edge of developed section of site. An Active Travel Route 9 (Tesco roundabout to Darren Las Trevithick Trail) runs along Milbourne Terrace to the south. There is a bus stop on Glasier Road (38). There is a community centre adjacent to the northern section of the site on Glasier Road.
Is the site currently accessible from the existing highway network?	Yes Glasier Road & Cwrt Bevan (Adopted other classified and unclassified routes, Adopted footway x2).
Is the site likely to affect the setting of a Listed Building	No N/A

or a Scheduled Ancient Monument?		
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Historic landscape HLCA037; partly site of Mardy Isolation Hospital built 1906, demolished 2002, no other features marked on historic OS mapping, much of site housing. Unlikely to be any adverse impact on historic assets or the historic environment that would require mitigation.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	TPO/ Ancient Woodland. Cwm Blacks Open Space nearby.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	N/A
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	The site is predominantly of relatively low biodiversity value with the exception of a native hedgerow to the south-eastern boundary which qualifies as an "important hedgerow" under the Hedgerow Regulations 1997 and UK/Wales BAP Habitat.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	The site includes the former Mardy Hospital, an isolation hospital. It has been remediated to a standard suitable for residential use.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated for housing as site H30 in the adopted LDP.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes Yes	The site slopes in parts and there are some mature trees. The site lies within an area with a high risk of coal mining legacy issues and the presence of mine entries which if not addressed may lead to future public safety hazards.

WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	Yes	Town ward suffers from an absence of play space, allotment provision and amenity greenspace. To compensate for the loss of green space as a consequence of development investment within the local area into further play space provision should be made.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	Residential development has been firmly established through: P/070/0292 for the demolition of 7-10 Milbourne Terrace and the erection of 73 and associated access on southern part of the site; P/11/007 – outline and variation of conditions and P/12/0307 – a loss of 5 houses to 68 houses on southern part of the site.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	There is a new embankment and drainage ditch constructed on site and to deal with the run-off from the existing buildings on site. The hedge on site boundary should be retained and information on biodiversity enhancements provided. Japanese Knotweed is known to exist adjacent to the existing playground.
SITE APPRAISAL SUMMARY		
The site comprises four parcels of land which previously accommodated the former Mardy Hospital, former local park with playground (green space). The site is accessible from the adopted highways of Glasier Road and Cwrt Bevan and situated within Twynyrodyn residential area. Development of the site would provide a logical extension of the residential area. Whilst some constraints and potential mitigation has been identified these are not considered to be untypical for the area or insurmountable.		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power – electric	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	DCWW area – Cilfynydd wastewater treatment works. There are no issues in providing this site with a water supply. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site	N/A
Health	Development of the site would represent the loss of recreational space, playground & amenities.	
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Glazier Road is adopted but narrow, steep with poor visibility and little opportunity for improvement. New access from here would be refused. Access through, Aneurin Bevan Close is possible but would need to evaluate the capacity of access onto Milbourne Terrace and A4054.	Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) will be required.
Environmental Health	Sampling is not required as the site has been remediated.	
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of an extended site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 118

Enw'r Safle / Site Name Cwmfelin, Bedlinog

Maint y Safle (Ha) / Site Size (Ha) 3.57

Ward / Ward Bedlinog

Dwyreiniad / Easting 309648

Gogleddiad / Northing 200867



G/N

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Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cynllun o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	118	Representor Number:	100
Site Address:	Cwmfelin, Bedlinog		
Area (Ha):	3.57		
Current Use(s):	Vacant land		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No	
If not, are all other land owners aware of this submission?		The landowners are aware that the site is being considered for inclusion in the Replacement LDP.	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	n/a
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes/No	The site is located within the settlement boundary of Bedlinog.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (school, local shop, open space etc) are within 800m of the site, although topography of the village may increase difficulty of walking/cycling.
Is the site currently accessible from the existing highway	Yes	The Council's Engineers have advised that the principle of development is considered

network?		acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Improvement works to the local and wider highway network should be identified through a Road Safety Audit (RSA) or Transport Assessment (TA).
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Part of the site is located in the Cwmfelin Conservation Area. GGAT have advised that the site is located in the Gelligaer Landscape of Special Historic Interest. A Desk Based Assessment of the archaeology of the site would be required.
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	n/a
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	Cwm Bargoed railway line runs along the Eastern boundary of the site.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	Part of the site forms SINC no 33: Cwmfelin Slopes.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	n/a
Is there a possibility that the site is contaminated?	Yes	Tipping may have taken place under historic agricultural use.
Is the site affected by any existing planning designations or permissions?	Yes	The site is currently an allocated housing site in the adopted LDP.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	Site could be developed, but topography and access may limit the number of dwellings.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in

		the Other Growth Area.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are however additional constraints in terms of access on this site. Provided that these constraints are able to be overcome, residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Access issues could potentially affect the overall deliverability of the site.
SITE SUITABILITY SUMMARY		
The site is currently a housing allocation in the adopted LDP and recent pre application discussions have taken place regarding the development of the site. Topography and access have been identified as key constraints however the level of growth proposed is considered realistic.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	n/a
Water/Sewerage	<p>The site is located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network</p> <p>There are no issues in providing this site with a water supply, although off-site mains will be required to connect to the existing network.</p>	n/a
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Development of the site would need to consider the suitability of sustainable drainage systems.	<p>Improvement works to the local and wider highway network should be identified through a Road Safety Audit (RSA) or Transport Assessment (TA).</p> <p>Consideration of sustainable drainage systems would also be required.</p>
Environmental Health	Sampling may be required to find out if tipping has occurred in the past.	A Ground Investigation report will be required. This should include random sampling across whole site and at

		least 5% area coverage to ensure 95% certainty of hotspot detection.
Other internal consultees	<p>Ensuring access to open spaces within the vicinity of the site will be an important consideration, especially the Priority Open Space at Nant Llwynog.</p> <p>Impact of development of the Cwmfelin Slopes SINC will need to be considered as part of any development.</p>	<p>Links to open space will need to form part of development.</p> <p>An Ecological Impact Assessment is required including any proposed mitigation, compensation and enhancement.</p>
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Other Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 119

Enw'r Safle / Site Name Brondeg

Maint y Safle (Ha) / Site Size (Ha) 2.76

Ward / Ward Cyfarthfa

Dwyreiniad / Easting 303902

Gogleddiad / Northing 206177



G/N

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Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cynllun o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

SITE DETAILS			
Site Reference:	119	Representor Number:	253
Site Address:	Brondeg		
Area (Ha):	2.64		
Current Use(s):	Vacant/Woodland		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Green-field	This is a greenfield site although there is evidence of former mine workings/tipping here.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is within existing settlement of Heolgerrig.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within walking distance of the local school, shop and post office and bus stops at Heolgerrig, Cyfarthfa Retail Park and Keir Hardie Health Park.

Is the site currently accessible from the existing highway network?	Yes	<p>The site is accessible from adopted highways of Upper Colliers Row & Heolgerrig Road.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required, for example, the junction with Heolgerrig Road, where there are visibility concerns. Improvement works to the local and wider highway network should be identified through a comprehensive Transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal.</p>
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	The site is in the vicinity of a newly-designated SAM (GM611 – Remains of Cwm Pit (Robbin's Pit), however this is over 215m away. GTAA have advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA070 area where there is evidence of extractive tips and tramways. A Written Scheme of Investigation for Archaeology would be required which sets out how archaeology on the site will be considered.
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	Site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The site contains extensive coverage of mature trees however there are no TPOs in place. A culverted water course is located to the rear of the footway to Upper Colliers Row.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The site is adjacent to major highway (A470) although Upper Colliers Row and landscaping separates the site from the elevated section of the dual carriageway.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The Cwm Glo SINC lies 12m west and the Cwm Glo and Glyndyrus SSSI lies 115m south-west of the site. The site contains planted and developing woodland however it does not form part of a clear ecological connective corridor.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site is part of the Heolgerrig and Rhydycar former mining tips. There has been some remediation, but this was restricted to the Rhydycar area. A ground investigation survey will be required including a ground contamination survey with random sampling across whole site. This should include at least 5% area coverage to ensure 95% certainty of

		hotspot detection.
Is the site affected by any existing planning designations or permissions?	Yes	The site is allocated in the existing LDP as part of Housing Site H14 under Policy AS1. P/16/0344 – Outline permission for residential development (covering approx. 1.75Ha of the site).
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site contains extensive tree cover however this is not considered to represent a significant constraint to the potential development of the site. A site investigation is recommended a ground stabilisation may be necessary due to form mine workings/tipping in the area.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Japanese Knotweed exists within the vicinity of this site and therefore survey and assessment may be required. The majority of the site is within a development high risk area in terms of coal mining and a coal mining risk assessment would be required.

SITE APPRAISAL SUMMARY
The site comprises former mineral workings and has arisen as the consequence of a past land reclamation programme. The site is accessible from an adopted highway and adjoins an existing settlement. Development of the site would provide a logical small scale extension of the settlement and development of adjoining land could form part of a more logical larger allocation. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site is partly located in the Dŵr Cymru Welsh Water Cilfynydd waste water treatment works area. There are no problems envisaged with the public sewerage network for accommodating the domestic foul flows from this site. There are no issues in providing this site with a water supply.	N/A
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	Site is accessible from adopted highway of Upper Colliers Row. The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required, for example, the junction with Heolgerrig Road, where there are visibility concerns. Improvement works to the local and wider highway network should be	A Road Safety Audit (RSA) / Transport Assessment would be required. Consideration of sustainable drainage systems would also be required.

	<p>identified through a comprehensive Transport Assessment (TA) or Road Safety Audit (RSA) depending on the scale of the proposal.</p> <p>Development of the site would need to consider the suitability of sustainable drainage systems. A culverted watercourse rear of footway to Upper Colliers Row.</p>	
Environmental Health	The site is within the 55-64.9dB boundary of the A470. Noise will need to be considered during the planning process. Air quality associated with the A470 is being investigated by Welsh Government, and may need to be taken into consideration.	Environmental noise will need to be considered in accordance with the environmental protection and design policies of the Plan.
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	<p>The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.</p>	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 120

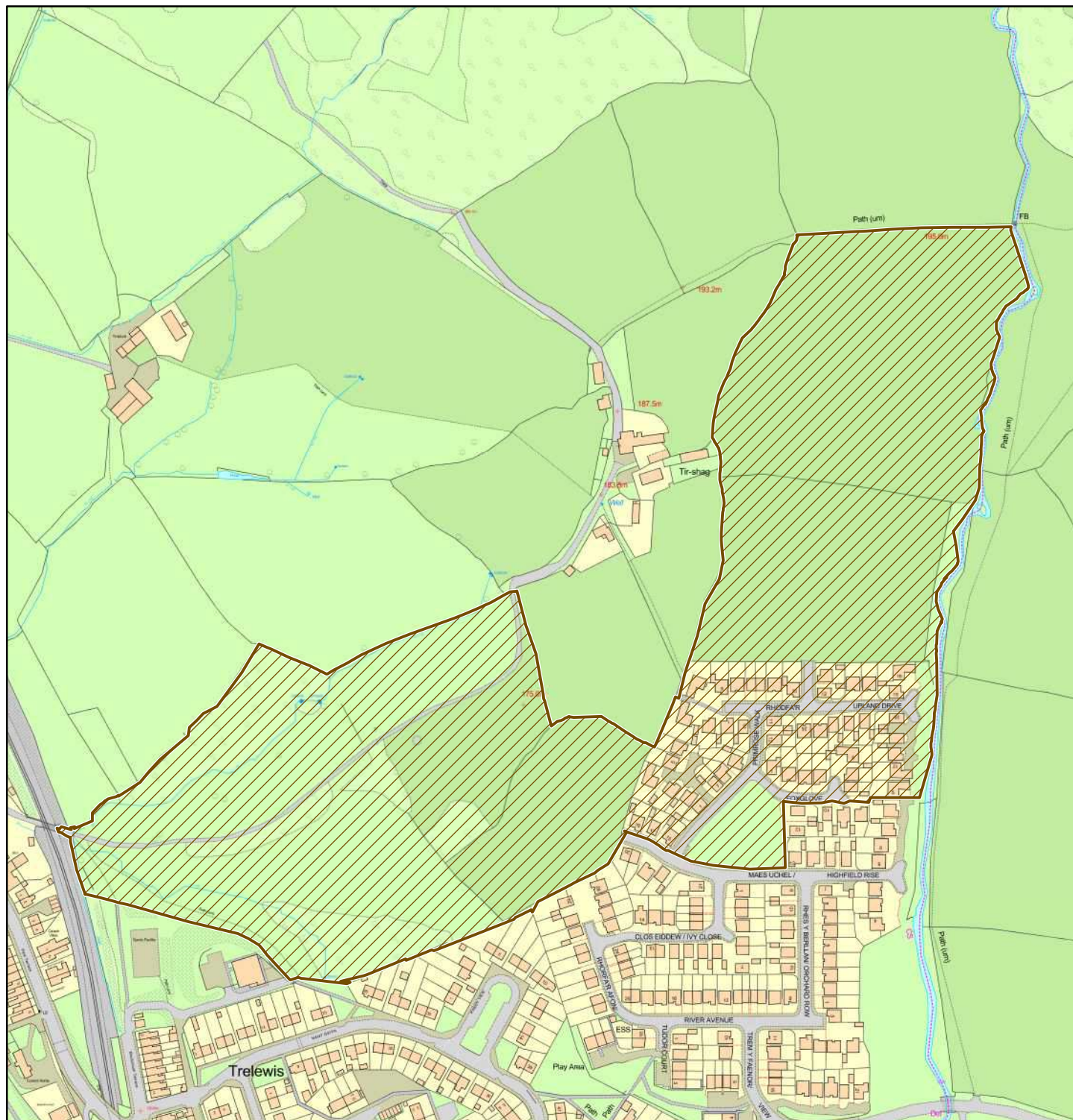
Enw'r Safle / Site Name Adjacent to Manor View, Trelewis

Maint y Safle (Ha) / Site Size (Ha) 12.73

Ward / Ward Bedlinog

Dwyreiniad / Easting 311065

Gogleddiad / Northing 197035



G/N

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Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cynllun o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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SITE DETAILS			
Site Reference:	120	Representor Number:	100
Site Address:	Land adjacent to Manor View, Trelewis		
Area (Ha):	12.73		
Current Use(s):	Agricultural/Woodland		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		No (MTCBC Planning)	
If not, are all other land owners aware of this submission?		Yes	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	The site is greenfield, although tipping may have taken place under historic agricultural use.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	No	The site is located adjacent to the existing settlement boundary of Trelewis.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The majority of local facilities (school, local shop etc) are within 800m of most of the site.

Is the site currently accessible from the existing highway network?	Yes	The Council's Engineers have advised that the principle of development is considered acceptable. Highway access is available from the roundabout constructed as part of the first phase of the recently constructed residential scheme. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	GGAT have advised that the site is situated within a character area of the Gelligaer Landscape of Special Historic Interest. A desk based assessment, Assessment of the Significance of Impacts of Development on Historic (ASIDOHL) and field work was undertaken in 2011 (as part of previous planning application on adjacent land) and identified no adverse impact on the Historic Landscape.
Is the site located within a mineral safeguarding area?	Yes	The site is located north of an existing residential development at Trelewis and a water course is located along the eastern boundary of the site forming part of the Nant Caiach SINC. The potential allocation of the site would extend the existing settlement boundary approximately 225m north into an area of Sandstone safeguarding (sandstone with potential for high specification aggregate). Existing residential development is located approximately 50m further south of the settlement boundary although this area has extant outline planning permission for residential development. Four dwellings are located immediately west of the site at Cwrtycelyn Farm. The sandstone resource at this location is considered to be already sterilised as it is within 200m of existing sensitive development. Therefore, prior extraction at the site would be inappropriate due to the proximity of existing sensitive development. The allocation of the site would potentially sterilise additional areas of the wider sandstone resource by extending the settlement boundary although this will be limited 200m to the north and east of the site and the existing surrounding sensitive development. However, any extraction operation would be constrained by the Nant Caiach SINC and an area of Tree Preservation Orders to the east. The potential to support a commercially viable extraction operation at this location is therefore limited and this will need to be balanced against the need for housing in the area (the site would provide 120 dwellings with 5% affordable housing). The site is logically located to the north of the settlement of Trelewis and there are no other candidate sites in this area would avoid areas of Sandstone safeguarding. Consequently, it is considered

		that the extent of minerals safeguarding at this location should not prevent the potential allocation of this site.
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	The Nant Caiach watercourse runs along the Eastern boundary and there are areas of woodland on the Western portion of the site that should be retained as part of any development.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The Cwm Bargoed railway line runs adjacent to the western boundary of the site however this is not considered to represent a significant constraint.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	A section to the East of the site is part of the Nant Caeach SINC. The watercourse to the east is an important ecological connectivity feature used by protected species.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	However, there is Tree Preservation Order protection on trees alongside the Nant Caeach stream to the east of the site and on the Western portion of the site.
Is there a possibility that the site is contaminated?	Yes	Tipping may have taken place under historic agricultural use.
Is the site affected by any existing planning designations or permissions?	Yes	The south-eastern portion of site is currently an allocated housing site and the western section has outline permission for residential development.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	n/a
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	n/a
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development	Yes	No specific site specific studies are available. An up-to-date broad level development viability assessment for the County Borough has been undertaken that indicates development of the site, providing the required levels of affordable housing and CIL

viability appraisals)		contributions, would be viable. This has included adequate allowances for developer profit and abnormal costs that are appropriate for the area. There are no insurmountable constraints identified and residential development of the site could therefore be considered realistic.
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	The majority of the site is within a development low risk area in terms of coal mining, although the southern portion is within a high risk area. A coal mining risk assessment would therefore be required.
SITE APPRAISAL SUMMARY		
A significant portion of the site is currently outside the settlement boundary in the adopted LDP. This site however provides a logical extension to the existing settlement, is served by an existing access, and does not have any significant physical constraints that would prevent the development of the site. The western section of the site benefits from outline planning permission for residential development.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comments	n/a
Power	<p>WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.</p> <p>Wales and West Utilities has no apparatus in the area, however, pipes under other ownership may be present.</p>	Where sites are situated on top or in close proximity to existing WPD assets it is likely that physical diversions or protection measures will be required and this should be included within the scheme costs and timescales.
Water/Sewerage	The site is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP6 (years 2015 to 2020). In order to establish what would be required to serve the site with an	Due to the size of the proposed development, a hydraulic modelling assessment may be required in order

	adequate water supply, a hydraulic modelling assessment will be required.	to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	<p>The Council's Engineers have advised that the principle of development is considered acceptable. Highway access is available from the roundabout constructed as part of the first phase of the recently constructed residential scheme. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p> <p>Ground stabilisation necessary, previous Redrow Site Investigation has highlighted ground conditions and the extent of stabilisation to be evaluated.</p>	<p>A Transport Assessment is required to consider specific major development proposals and to advise on any necessary upgrading works.</p> <p>A ground investigation report will be required.</p>
Environmental Health	As a former farm there is a risk there may have been unknown tipping in the past.	A ground investigation report will be required including sampling to find out if tipping has occurred in the past.
Other internal consultees	<p>The field pattern framework of distinctive stone walls /hedges should be maintained and enhanced and access to the wider landscape and major green spaces should be maintained. No known invasive species are associated with this site although a watching brief should be kept for Himalayan Balsam.</p> <p>The site includes Nant Caeach SINC with habitats that meet SINC Criteria for woodland (including ancient woodland), watercourses and neutral grassland (MG5): all of which are UK & Wales BAP Habitat and Section 7 Habitat of Principal Importance for the Conservation of Biological Diversity in Wales under the Environment Wales Act 2016. The watercourse is an important ecological connective landscape feature used by protected species.</p>	An Ecological Impact Assessment including protected species, mitigation, compensation and enhancement (including off-site) will be required. A Minimum 5m buffer between development and watercourse will be required.
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Other Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 121

Enw'r Safle / Site Name Bradley Gardens Two

Maint y Safle (Ha) / Site Size (Ha) 5.54

Ward / Ward Town

Dwyreiniad / Easting 305757

Gogleddiad / Northing 206747



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cynllun o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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SITE DETAILS			
Site Reference:	121	Representor Number :	253
Site Address:	Bradley Gardens Two Town		
Area (Ha):	5.54 ha		
Current Use(s):	Informal Recreation		
Proposed Use(s):	Residential		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (MTCBC Estates)	
If not, are all other land owners aware of this submission?		N/A	

SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	The site was reclaimed land as part of former East Merthyr land reclamation scheme.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary within proximity to the settlement of Penyard and adjacent to the Bradley Gardens 1 development.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	There is a bus stop on Pantyffin Road (38) to the west of the site. An Active Travel Route 15 (Horeb Chapel to Cyfarthfa High School) passes through the site along an unnamed road. The site is within vicinity of Cyfarthfa High School and Thomastown Park and a football ground all of which are within walking distance.
Is the site currently accessible from the existing highway network?	Yes	Pantyffyn Road (Adopted other classified and unclassified routes, adopted footway). Non-maintainable footway or grassed area (From A4102).
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A

Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the historic landscape HLCA040 Incline Top. This includes areas of tipping and nearby old levels marked on OS historic maps with potential for buried industrial landscape beneath tipping. A desk-based archaeological assessment would be necessary.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are many trees on site along the unnamed road to north of Baden Terrace Pantyffyn Road and A4102. These existing stands of trees are juvenile, have received little management and lack a diversity of age structure and there is a range of native species and wooded landscapes close to development rising to open moorland ridge.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	A telecommunications mast is sited adjacent to site.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	Most of the site contains neutral grassland which may meet SINC Criteria and is a UK & Wales BAP Habitat and Section 7 Habitat of Principal Importance for the Conservation of Biological Diversity in Wales under the Environment Wales Act 2016. The site is valuable as an ecological connective habitat on a landscape scale.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Potentially	The site is within the former Penydarren ironworks quarry. It is unknown filled ground.
Is the site affected by any existing planning designations or permissions?	Yes	Allocated in the adopted LDP as Housing site H26
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site slopes steeply in a south easterly direction towards the A4102 and the rear of the existing Bradley Gardens development. Mature vegetation circumvents the site. The majority of the site can be developed without significant impact upon features of protected or recognised biodiversity importance. No known stands of Japanese Knotweed are present although precaution should be taken to ensure the site has been adequately surveyed. Several open drains (culverts) cross the site in a north south direction and there is an attenuation pond situated to the south of the site constructed as part of the land restoration following completion of open cast coal

		mining. The site lies within an area with a high risk of coal mining legacy issues and the presence of mine entries which if not addressed may lead to future public safety hazards.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	N/A
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	Initial layouts and mater plans have previously been prepared for the site as part of the Robert Chapmen and Company/ Powell Dobson Urbanist Report (2006).
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	Yes	Creating access and maintaining drainage systems and attenuation pond. An Ecological Impact Assessment will be required which will include Mitigation, Compensation and Enhancement options.
SITE SUITABILITY SUMMARY		
The site comprises former mineral workings and has arisen as the consequence of a past land reclamation programme. The site is accessible from an adopted highway Pantyffyn Road and is adjacent to an existing settlement (Bradley Gardens One) and opposite the Penyard residential area. Development of the site would allow opportunities for incorporating managed and connected green spaces as well as providing a logical extension of the existing residential area. Whilst some constraints and potential mitigation has been identified these are not considered to be untypical for the area or insurmountable.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site lies in the DCWW Cilfynydd wastewater treatment works area. There are no issues in providing this site with a water supply. Due to the size of the development a hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site.	The site is traversed by a 150mm foul sewer for which protection measures will be required in the form of an easement width or diversion.
Health	Development of the site would represent the loss of incidental open space although alternative provision is provided close by in the ward.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	N/A
Highways (including drainage)	The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.	Road Safety Audit (RSA) or comprehensive Transport Assessment (TA) depending on the scale of the proposal.
Environmental Health	Random sampling across whole site. At least 5% area coverage to ensure 95% certainty of hotspot detection. This should be discussed with Environmental Health prior to sampling.	The site is likely to be within guideline assessment criteria, meaning it is suitable for the proposed use.
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

Appendix 3: Site Sustainability Appraisals (Stage 3)

The final stage of the sites assessment process provides a site level Sustainability Appraisal against the Council's SA Framework for the sites allocated in the Deposit Plan. The SAs reflect new information or clarifications provided through the site assessment process and received as part of the Preferred Strategy and Initial Sustainability Appraisal consultations. Where proposed site allocations are formed by more than one candidate site, the SA summary for the site allocation as a whole has been shown and list of relevant candidate sites included. Full site SAs for Deposit Plan allocations have been included in the Sustainability Appraisal Report. In accordance with the SA framework, the site appraisals do not include SA objective scores where these would not be applicable.

Table 5: Summary appraisal findings for the Allocated – by Ward																	
Allocated Sites by Ward			SA Objectives														
Candidate Site / Assessment Reference No.	LDP Policy Allocation No.	Site Name / Location	1	2	4	5	8	9	10	11	12	13	14	15	16	17	18
Bedlinog: 5, 7 & 118																	
120 (including site 5)	SW3.29	Land off Gelligaer Road, Llancaiach	-	+	+	++	-	?	?	-	-	?	?	--	0	+	-
7	SW3.30	Land at Taff Merthyr Garden Village (Storm Town)	+	+	+	++	-	++	?	-	?	?	+	--	0	+	?
118	SW3.31	Cwmfelin	-	++	+	++	-	++	?	-	-	?	0	--	-	+	?
Cyfarthfa: 13 – 18, 106, 107, 108 & 112																	
15	SW3.5	Land at Erw Las, Gellideg	+	++	+	+	+	++	?	-	?	0	?	--	0	+	?
119 (including site 17)	SW3.4	Brondeg	+	++	+	++	+	++	?	-	?	0	?	--	0	+	?
18	SW3.3	Upper Georgetown Plateau	++	++	+	++	+	++	?	++	0	0	+	++	0	+	?
106	SW3.7	Winchfawr, Cyfarthfa	+	+	+	++	+	++	?	-	0	0	+	--	0	+	?
107	SW3.6	Beacon Heights, Cyfarthfa	-	+	+	+	+	++	?	++	0	0	+	++	0	+	+
108	SW3.8	Land South of Castle Park, Twyncarmel	-	+	+	++	+	++	?	-	0	0	+	--	0	+	-
112	SW3.9	Cyfarthfa Mews	-	++	+	+	+	++	?	++	0	0	+	++	0	+	+
Dowlais: 32 – 38, 110, 113 & 114																	
32	SW3.11	East Street, Dowlais	+	+	+	+	+	++	?	+	0	0	+	++	+	+	?
35	SW3.10	Trevor Close, Pant	+	+	+	+	+	++	?	+	0	0	?	++	0	+	+

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[illegible]

CYNLLUN DATBLYGU LLEOL NEWYDD CYNGOR BWRDEISTREF SIROL MERTHYR TUDFUL (2016-2031) MERTHYR TYDFIL BOROUGH COUNCIL REPLACEMENT LOCAL DEVELOPMENT PLAN (2016 – 2031)

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80, 82 (part), 84 121 (including site 86)	SW3.24	Former Ysgol Santes Tydfil Site, Queens Road	++	++	+	+	+	++	?	++	0	0	+	++	?	+	+
88	SW3.21	Bradley Gardens Two	++	+	+	++	+	?	?	-	0	-	?	--	0	+	?
89 & 83	SW3.19	Penheolferthyr, Twynyrodyn	+	++	+	++	+	++	?	-	0	0	?	--	0	+	-
90	SW3.23	Former Miners Hall, Church Street	++	++	+	+	+	++	?	++	0	0	+	++	++	+	+
91	SW3.22	Former St Tydfils Hospital	++	++	?	++	++	++	?	+	0	0	?	++	?	+	+
91	SW12.2	Former Hollies/Police Station site (Replacement Bus Station Site)	++	++	+	0	++	++	?	++	0	?	0	++	0	+	+
116, 87(part)	SW3.20	Former Mardy Hospital / Glasier Road	++	++	+	++	+	++	?	?	?	0	0	?	0	+	-
117	SW3.25	Sandbrook Place	++	++	+	+	+	++	?	++	0	0	+	++	?	+	+
Treharris: 95-97																	
95	SW3.32	Commercial Field, Treharris	++	++	+	+	+	++	?	+	0	0	+	++	-	+	?
96	SW3.34	Twynygarreg / Oaklands, Treharris	++	++	+	++	+	++	?	-	?	?	+	--	0	+	?
97	SW3.33	Cilhaul	++	++	+	+	+	++	?	-	-	?	+	--	0	+	?
Vaynor: 111																	
111	SW3.2	Sweetwater Park	-	+	+	+	+	++	?	++	-	0	+	++	0	+	+