

ATISN 19150

ITEM 001A



Tel



Email



Date 10th August 2023

Chief Planning Inspector
Planning Inspectorate Wales
Crown Buildings
Cathays
Cardiff
CF10 3 NQ

Dear Sir/Madam,

P/23/0065 Land to the south west of the A470/A4102 roundabout at Rhydycar, Merthyr Tydfil – LPA Merthyr Tydfil CBC

Outline planning application for an erection of a mixed leisure development etc

I am writing to you to request that you advise Merthyr Tydfil CBC that should they be minded to approve the above application that you have received a request that the application is called in for final decision.

The application is contrary to the Local Development Plan as outlined in the attached Appendix 1 and also contrary to Planning Policy Wales policies including on

- Transport –in particular reduction of use of motor car in future developments, when suitable alternative sites with rail lines (currently freight) are nearby, sustainable travel,
- Environment - partial destruction of SSSI and wholesale destruction of a SINC when alternatives haven't been adequately considered and where alternative sites exist within the County Borough and neighbouring RCT.
- Historic landscape – the site is an integral part of the Cyfarthfa Mineral Lease containing a significant number of Industrial artefacts and SAMs.

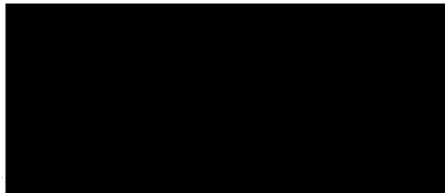
- Climate Control – will lead to significant extra car travel within the wider County Borough and Cardiff Bay Region as well as and along the M4/A465/A470 corridors through Wales into England.
- Future Generations

The application also fails to acknowledge the full extent of Claimed Rights of Way over the site for which a Draft Report by the Planning Inspectorate has been issued.

The Coal Authority has requested further information on the impact on water courses and the geology/hydrogeology mined areas. Only the site has been considered and not the wider built areas mined seams run through. Without this information, they have indicated they would be objecting to the application.

The Planning Department has not yet produced their Report with their recommendations but I cannot see how it can support the application. However, the applicant has tried to generate public support and I fear that could sway many Councillors.

Yours faithfully,



Inc:- Internal Memorandum Merthyr Tydfil Planning and Policy Implementation
Section dated 10th May 2023