



**Earthmovers House,  
Unit 16, Llantrisant Business Park**

## **Planning Statement**

On behalf of Tom Prichard (Holdings) Ltd

**DRAFT FOR PRE-APPLICATION CONSULTATION**

Ref: DB/190142/R0001

Date: July 2020

Mango Planning & Development Limited  
Number Two, Waterton Park, Bridgend. CF31 3PH  
Tel: (01656) 644458  
Fax: (01656) 644468  
Email: [contact@mangoplanning.com](mailto:contact@mangoplanning.com)  
[www.mangoplanning.com](http://www.mangoplanning.com)

## Contents

1.0	INTRODUCTION	1
2.0	THE APPLICATION SITE	2
3.0	THE PROPOSAL	5
4.0	POLICY	7
5.0	PLANNING ASSESSMENT	11
6.0	CONCLUSIONS	15

## 1.0 Introduction

- 1.1 This Planning Statement is prepared on behalf of Tom Prichard (Holdings) Ltd (“the applicant”) to accompany a full planning application submitted to Rhondda Cynon Taf County Borough Council (“the LPA”) for:

*“The proposed extension of the existing office and workshop buildings, alterations to the existing workshop, new covered wash areas, an extension of the existing car park, a new gatehouse, new fuel pumps, relocated water tanks, an extension to the yard for vehicle parking and external storage, the diversion of a public footpath (Llantrisant 223) and associated works”.*

- 1.2 This Statement should be read in conjunction with the following accompanying documents:

- Design and Access Statement prepared by Mango Planning;
- PAC Report prepared by Have Your Say;
- Drainage Strategy prepared by CD Gray;
- Ground Conditions and Coal Mining report prepared by Integral Geotechnique;
- Phase I Ecology report prepared by Soltys Brewster;
- Transport Statement prepared by Corun Associates;
- Noise Report prepared by Acoustics and Noise;
- Landscape and Visual Appraisal prepared by Aspect.

- 1.3 Section 2 of this report describes the application site, while Section 3 describes the application proposal. Section 4 sets out the planning policy context, against which the application falls to be considered. Section 5 considers the planning matters associated with the proposal. Finally, Section 6 provides our conclusions.

## 2.0 The application site

- 2.1 The application site extends to an area of land covering approximately 2.67 hectares and operates as the headquarters of the applicant's business ("Prichard's") which, provides construction, waste recycling and associated support services across Wales and England.
- 2.2 The site operates as a plant and vehicle depot, alongside an administrative office block, maintenance workshop/R&D building and associated infrastructure. The applicant's plant and vehicle fleet which is based at the site serves four recycling centres operated by the wider business, as well as serving private contractors and developers. In addition, the site provides a base for large items of operated construction plant, skips and non-operated plant and equipment.
- 2.3 When the applicant established the business at the application site in 2015, the site accommodated a fleet of 14 vehicles, this has now expanded to 60 HGVs and associated plant. In total, 36 employees currently operate from the site.
- 2.4 The application site is located in the far eastern corner of Llantrisant Business Park and falls in its entirety within the settlement boundary and the confines of the Business Park, as defined on the adopted Rhondda Cynon Taf County Borough Local Development Plan (adopted 2011) proposals map.
- 2.5 The application site comprises currently of an administration office block to the south of the site and a maintenance workshop/R&D block to the north. Employee car parking is provided along the southern boundary, adjacent to the Business Park access road. The external yard falls between the administration block and maintenance block. Supporting infrastructure such as fuel and water tanks are located across the site.
- 2.6 There are two existing access/egress points to the application site for vehicles and pedestrians. One access/egress point serves the employee car park and is located halfway along the southern boundary. Access to the yard and workshop is taken

from the south eastern corner of the site.

- 2.7 In terms of the wider surrounding area, to the north is a wooded area and the Nant Castellau stream. The eastern boundary is formed of a mature hedgerow beyond which are farm buildings. Beyond the north and east boundaries is a Special Landscape Area. The estate road provides the southern boundary, beyond which are employment units. In the south west corner is the Llantrisant dialysis centre and to the west is an access road to a proposed extension to the Business Park.
- 2.8 The extent of the application site is shown on the red line site boundary plan (Dwg. No. PR100 Rev C) submitted with the application.

### Planning history

- 2.9 Online records confirm that an application for the *“change of use of undeveloped land to a depot for the parking and storage of vehicles and construction plant”* (Ref: 14/0979/10) was approved with conditions on 7<sup>th</sup> January 2015.
- 2.10 An application for the *“Construction of new vehicle repair and maintenance workshop, fuelling station and associated concrete slab areas”* (Ref: 16/1251/10) was approved on 22<sup>nd</sup> November 2017. A further application to provide additional bays to the workshop (Ref: 18/0006/10) as approved on 28<sup>th</sup> February 2018.
- 2.11 The office block was approved on 22<sup>nd</sup> November 2017 (Ref: 16/1226/10). The application included also the associated car park, new vehicular access and boundary fencing.
- 2.12 Various other applications have been submitted on-site for related infrastructure. In 2018 an application was submitted to consolidate changes to the existing site by variation of the existing permission (Ref 18/1156/15). More recently, in 2019, an application for the change of use of land to the north east of the workshop for additional storage was submitted (Ref: 19/0012/10).

2.13 Following discussions with the Council's officers it was agreed that due to the complexity of the site's evolution and the need to base future development on a thorough consideration of the site's form and relationship with adjacent uses, it was determined that both these applications would be held in abeyance and replaced with a single, comprehensive application.

## 3.0 The proposal

3.1 The application site is important to the business due to its geographical location, which is in close proximity to the recycling centres and wider business operations it serves. However, due to the rapid growth of the business, the site is now too small to properly serve current needs.

3.2 The application proposal seeks to address these issues in two ways. Firstly, the proposal will extend the operational area of the site in order to alleviate the current on-site congestion issues, without the need to relocate to a larger site elsewhere.

3.3 Secondly, the proposed extension of the workshop/R&D building and yard areas will reduce the pressure on the existing infrastructure enabling the business to operate in a more efficient manner.

3.4 The application will also have a further benefit insofar as it will consolidate changes that have occurred at the site since 2015 within a single comprehensive scheme that, if granted, will provide certainty going forward for both the applicant and the Council as to the form and extent of the operations.

3.5 In summary, the application proposes:

- An extension of 110 sq m to the office block (already constructed);
- An extension of 557 sq m to the workshop/R&D building;
- External alterations to the workshop building (amendments to the approved building);
- An extension to the vehicle and external storage yard;
- A new covered vehicle wash area (450 sq m);
- A new covered plant wash area (267 sq m);
- An extension and reconfiguration of the employee car park;
- A new gate house;
- New fuel tank/pumps;
- New water tanks; and

- Diversion of the public footpath.

3.6 The application proposals are illustrated fully on the Proposed Site Plan (Dwg. No. PR110 Rev K), and further details are provided within the Design and Access Statement, submitted to accompany the application.



## 4.0 Policy and other material considerations

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”) requires that when making a determination on a planning application a local planning authority must make that determination in accordance with the development plan, unless material considerations indicate otherwise.

4.2 In this case, the Development Plan comprises the Rhondda Cynon Taf County Borough Council Local Development Plan (adopted 2011) (“LDP”). We first turn to consider the development plan before reviewing other material considerations.

### **Rhondda Cynon Taf County Borough Council Local Development Plan (adopted 2011)**

4.3 The Local Plan was adopted in 2011 and therefore represents the most recent expression of the Council’s strategy for the Llantrisant area for the period up to 2021.

4.4 The application site falls within the defined settlement boundary of Llantrisant and within Llantrisant Business Park as defined on the Proposals Map.

4.5 Policy CS2 – Development in the South sets out criteria for achieving sustainable growth, including, promoting development within defined settlement boundaries and promoting the reuse of under used/previously developed land.

4.6 Policy AW2 – Sustainable locations supports development in sustainable locations and includes sites that are within the defined settlement boundary and would not unacceptably conflict with surrounding uses.

4.7 Policy AW5 – New Development identifies a set of criteria against which new development should be considered, with emphasis on amenity and accessibility.

4.8 Policy AW6 – Design and Placemaking confirms that development proposals will be

supported where satisfy a series of criteria such as a high standard of design and are appropriate to the local context.

- 4.9 Policy AW7 – Protection and Enhancement of the Built Environment seeks to protect Public Rights of Way from development proposals unless its loss can be replaced.
- 4.10 Policy AW8 – Protection and Enhancement of the Natural Environment aims to protect the distinct and natural heritage of Rhondda Cynon Taf.
- 4.11 Policy AW10 – Environmental Protection and Public Health confirms that development proposals will not be permitted where they would cause or result in a risk of unacceptable harm to health and/or local amenity because of air; light; water and noise pollution and contamination; land instability and flooding.
- 4.12 Policy AW11 – Existing Employment and Retail Uses seeks to retain employment uses within existing employment sites.

### **Other material considerations**

#### **National policy**

- 4.13 National planning policy for Wales is set out in Planning Policy Wales (“PPW”) Edition 10 (December, 2018) with supporting technical information provided in Technical Advice Notes (“TANs”). TAN 12 provides guidance on design whilst TAN 23 provides guidance on economic development.
- 4.14 At the heart of PPW is a presumption in favour of sustainable development. Paragraph 1.17 confirms that legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise.
- 4.15 The reuse of previously developed (or brownfield) land is encouraged wherever possible in preference to greenfield sites. Many previously-developed sites in built-up areas are considered suitable for development because their re-use will promote

sustainability objectives. This includes sites in and around existing settlements where there is vacant or under-used land.

4.16 Chapter 5 of PPW titled “Productive and Enterprising Places” provides specific guidance in relation to employment. It recognises that a Prosperous Wales can be achieved through increased economic activity across all sectors. Further, it acknowledges that there must be a sufficient supply of employment land to meet the needs and requirements of a range of future employment scenarios.

4.17 Paragraph 5.4.1 states that: *“The planning system should ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses”*.

4.18 Paragraph 5.4.4 states that: *“Wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration”*.

4.19 TAN 12: Design (2016) provides advice on design considerations and, in relation to housing design, it states that local planning policies and guidance should aim to:

- create places with the needs of people in mind, which are distinctive and respect local character;
- promote layouts and design features which encourage community safety and accessibility;
- focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;
- avoid inflexible planning standards and encourage layouts which
- manage vehicle speeds through the geometry of the road and building;
- promote environmental sustainability features, such as energy efficiency,
- in new housing and make clear specific commitments to carbon
- reductions and/or sustainable building standards;
- secure the most efficient use of land including appropriate densities; and
- consider and balance potential conflicts between these criteria.

4.20 TAN 23: Economic Development (2014) provides advice on development that generates wealth, jobs and income. At Paragraph 1.1.1 it states: *“It is important that the planning system recognises the economic aspects of all development and that planning decisions are made in a sustainable way which balance social, environmental and economic considerations.”*

4.21 Paragraph 1.2.1 states: *“The economic benefits associated with development may be geographically spread out far beyond the area where the development is located. As a consequence, it is essential that the planning system recognises, and gives due weight to, the economic benefits associated with new development.”*

#### **Planning policy conclusions**

4.22 When assessed against the aims and objectives of the development plan and other material considerations, the application proposal is considered to be compliant fully.

4.23 We assess the proposals in the following section.

## 5.0 Planning Assessment

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”), requires that when making a determination on a planning application a local planning authority must make that determination in accordance with the development plan, unless material considerations indicate otherwise.

### Principle of development

- 5.2 The site falls within the settlement boundary of Llantrisant and within the defined Llantrisant Business Park, where “Policy CS2 – Development in the South” promotes development within defined settlement boundaries and promotes the reuse of under used/previously developed land. Further, “Policy AW2 – Sustainable locations” supports development in sustainable locations, including sites that are within the defined settlement boundary and would not unacceptably conflict with surrounding uses.
- 5.3 The principle of additional works at the application site to meet the operational requirements of the existing business is acceptable therefore under Policies CS2 and AW2. Notwithstanding the in-principle support, the proposals are subject to detailed matters, which are considered in turn below.

### Design

- 5.4 In dealing with design considerations, Policy SP2 states that all development should contribute to creating high quality, attractive, sustainable places which enhance the community by respecting and enhancing local character; being of an appropriate scale and size; using land efficiently; developing previously developed land etc.
- 5.5 The design and layout has been considered carefully and complements the character of the surrounding area and ensures that there will be no negative impacts on neighbouring properties. It is considered that the proposed development is compliant with the requirements of Policy SP2.

## **Landscape and Visual Impact**

- 5.6 The Landscape and Visual Appraisal confirms that the site lies within a well-contained area within a settled, urban context and, as such, it represents an appropriate opportunity to deliver employment-based facilities without significant harm to the receiving landscape or visual environment. It is therefore considered that the proposals are supportable from a landscape and visual perspective. The proposal is compliant therefore with Policy AW8 – Protection and Enhancement of the Natural Environment.

## **Drainage**

- 5.7 The Drainage Strategy confirms that separate foul and surface water systems are to be provided by the proposed development. Further, following an exploration of options, an effective surface water management strategy will need to be employed using a combination of disposal methods. The strategy demonstrates that the site can be effectively drained and surface water run off appropriately managed.

## **Highways and accessibility**

- 5.8 A Transport Statement is submitted in support of the application demonstrating that the proposal is entirely acceptable in highways terms.
- 5.9 The Statement concludes that the proposed development is predicted to generate an increase of just 7 two-way trips in the AM peak and 6 additional trips in the PM peak hours respectively, the proposed use represents a negligible quantum of traffic that will be absorbed within normal daily traffic variations of +/- 10%.
- 5.10 Parking will be provided in accordance with Rhondda Cynon Taf's adopted parking standards. There are therefore no highway safety reasons why the proposed development should not proceed. The negligible impact generated by the proposed depot extension will in no way exacerbate the existing accident record.

## **Ecology**

- 5.11 In respect of ecology, the Preliminary Ecological Appraisal has identified a range of habitats at and around the application site. The Appraisal has concluded that habitats to the north of the site have the potential to support bats, nesting birds, Otter and common reptiles but these areas will be retained and not impacted upon by the proposals. No further consideration on-site is required in respect of bats. The appraisal proposes that any site clearance and cutting be undertaken outside of the bird nesting season and in a prescribed manner to prevent any potential impact on reptiles. Finally, the appraisal recommends the inclusion of bird boxes and a management plan. The proposal is compliant therefore with Policy AW8 – Protection and Enhancement of the Natural Environment.

## **Noise impact**

- 5.12 In respect of noise, the Noise Assessment confirms that the proposals can proceed without impacting negatively on local amenity.

## **Ground conditions and coal mining**

- 5.13 The Investigation report concludes that there are no on-site contaminants. In respect of coal mining, the report confirms that the site does not fall within a surface area that could be affected by past underground mining. There are no records of mine entries within 20m of the site boundaries. It is considered therefore that there is a low risk from past mining activities.

## **Jobs and investment**

- 5.14 The application proposal will create valuable employment during the construction phase of the proposed development and through new job opportunities in due course. It will also support existing employment at the site and the continuing investment by the applicant in the infrastructure required to support the growth of the local recycling sector. The importance of supporting local jobs is a common

thread of national and local planning policy.



## 6.0 Conclusions

6.1 This Statement has demonstrated that the application proposal is compliant fully with the aims and objectives of both local and national planning policy. In particular, the proposal:

- Will provide for a more efficient layout of the site to improve operational performance;
- Will not have any significant impacts on neighbour amenity or the visual amenity of the area; and
- Will create valuable local employment opportunities during the construction phase and future operations.

6.2 The present planning policy context in Rhondda Cynon Taf Borough Council and National planning policy, support development within the settlement boundary which promotes economic activity, this is a material planning consideration that weigh in favour of granting planning permission for the proposal.