

RHONDDA CYNON TAFF C.B.C. ENVIRONMENTAL SERVICES - SARDIS	
C.C. No.	
DATE	28 MAY 2004
	GFW

To: Development Control Co-ordinator Your ref: 04/0645  
Sardis House, Ack'd  
Pontypridd  
f.a.o. G Wakefield

From: Development & Regeneration Unit Our ref: PER 12.5.2  
Valleys Innovation Centre,  
Navigation Park,  
Abercynon

Direct tel: Phil Ratcliffe 665774 Date: 24<sup>th</sup> May 2004

**Re: Full planning application for factory  
Cambrian Industrial Estate (west side), off Coedcae Lane, Pontyclun**

**1. Development Plan:**

Rhondda Cynon Taff (Taff Ely) Local Plan including waste policies:

Site lies within settlement boundaries and forms part of a defined existing industrial area.

Policy e4 provides for redevelopments for B1 and B2 uses in the existing industrial areas.

Policies en27 and en28 give general criteria for new development.

Mid Glamorgan (Rhondda Cynon Taff County Borough) Replacement Structure Plan:

Policy E1 gives criteria for the redevelopment of vacant sites for B1, B2 and B8 uses.

**2. Strategic Planning Guidance for South East Wales:**

Recommendation UR4 is that development of brownfield sites should be a key component of local regeneration strategies.

**3. Planning Policy Wales:**

Para. 2.7.1 expresses the preference for the re-use of previously developed land over greenfield sites.

Para. 7.6.2 gives criteria for industrial and commercial uses.

4. **Comments:**

Redevelopment of brownfield land for economic development purposes is welcome.

The Business Support Team was unaware of the proposal.

5. **Conclusion:**

No objection in principle.