



Application for Outline Planning Permission with some matters reserved

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Land Off

Address Line 1

Wilfred Way

Address Line 2

Tonyrefail

Town/city

Porth

Postcode

CF39 8JQ

Description of site location (must be completed if postcode is not known)

Easting (x)

299064

Northing (y)

187593

Description

Brown field site plateaued for industrial development

Applicant Details

Name/Company

Reference:

Title

Ms

First name

Rosie

Surname

Christopher

Company Name

Ty-Rhosyn Homes Limited

Address

Address line 1

Unit 13

Address line 2

Llantrisant Business Park

Address line 3

Town/City

Llantrisant

Country

Postcode

CF72 8LF

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

01443222430

Secondary number

Email address

RosieChristopher@stonesupplies.net

Agent Details

Name/Company

Reference:

Title

Mr

First name

Nick

Surname

Davies

Company Name

360AD limited

Address

Address line 1

29 Bocam Park

Address line 2

Old field Road

Address line 3

Town/City

Pencoed

Country

United Kingdom

Postcode

CF35 5LJ

Contact Details

Primary number

01656330997

Secondary number

07872455777

Email address

nick@360ad.co.uk

Site Area

What is the site area?

1.80

Reference:

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes
 No

Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- Access
 Appearance
 Landscaping
 Layout
 Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

Description

Please describe the proposed development

Hybrid application seeking part full, part outline consent for the severable phased erection of units for use within classes B1 or B2 or B8 (including trade counter) and ancillary uses.

Has the work already been started without planning permission?

- Yes
 No

Existing Use

Please describe the current use of the site

Vacant Brown field set up by the Welsh Government for commercial development

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

Unknown previous use, vacant Brown field from former coal industry works

When did this use end (if known)?

01/01/1999

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes
 No

Reference:

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes

No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

1.50	hectares
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Area of greenfield land proposed for new development

0.00	hectares
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Materials

Does the proposed development require any materials to be used in the build?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

NA

Proposed materials and finishes:

Metal clad portal frame

Type:

Roof

Existing materials and finishes:

NA

Proposed materials and finishes:

Metal clad portal frame

Type:

Windows

Existing materials and finishes:

NA

Proposed materials and finishes:

UPVC or MF with double glazed units

Type:

Doors

Existing materials and finishes:

NA

Proposed materials and finishes:

UPVC or MF with double glazed units with powdercoated roller shutters for commercial access

Type:

Vehicle access and hard standing

Existing materials and finishes:

NA

Proposed materials and finishes:

Permeable Tarmac to Footpaths and operational areas

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

NA

Proposed materials and finishes:

2m high galvanised palisade security fencing

Type:

Lighting

Existing materials and finishes:

NA

Proposed materials and finishes:

PIR controlled wall mounted building lights to access points with a maximum 2700k colour temperature

Reference:

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Architectural:

- 22-009-c A100-revA(Location Plan)A3
- 22-009-c A101(Existing Site Plan)A1
- 22-009-c A102(Proposed Site Plan)A1
- 22-009-c A103(Site Elevations)A1
- 22-009-c A104(Site Sections)A1
- 22-009-c A105(3D Isometrics)A1
- 22-009-c A106(Areas)A0
- 22-009-Block A-UA01(GA-144m2 Unit)A1
- 22-009-Block A-UA02 (Elevations 144m2 Unit)A1
- 22-009-Block B-UB01 (GA 120m2 Unit)A1
- 22-009-Block B-UB02 (Elevations 120m2 Unit)A1

Civil Engineer's Information

- 16865_900_R01 HGV Swept Path Analysis
- 16865_504_R02 Proposed SUDS Ecology Strategy
- 16865_500_R03 Drainage Layout
- 16865 - PS01 R01 Planting Schedule

Reports:

- 360AD Limited - 22-009-GIS
- 360AD Limited - 22-009-DAS
- David Clements Ecology - 1232 Land North of Wilfred Way, Parc Eirin, Tonyrefail Ecol Assessment v1-Feb 2024
- Rhondda Geotechnical Services - PARC EIRIN BRE365 REPORT
- Rhondda Geotechnical Services - WILFRIED WAY and PARC EIRIN SITE HISTORY
- Rhondda Geotechnical Services - WILFRIED WAY and PARC EIRIN Mining report

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Reference:

Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Reference:

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

See 16865_500_R03 Drainage Layout by Vale Consultancy

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

See Bin store locations on layout: 22-009-c A102(Proposed Site Plan)A1

No further arrangements made as end-users are yet to be established

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
 No

If you have answered Yes to the question above please add details in the following table:

Use Class:

Other

Existing gross internal floorspace (square metres):

0

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross internal floorspace proposed (including change of use) (square metres):

720

Net additional gross internal floorspace following development (square metres):

720

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	0	0	720	720

Reference:

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Will the proposed development require the employment of any staff?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

<p>Use Class: Other (Please specify)</p> <p>Unknown: Yes</p>
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Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

If Yes, please provide details

"Have your Say" PAC

Dated:

Reference:

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Reference:

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Giles

Surname

Howard

Reference

23/5051/41

Date (must be pre-application submission)

14/08/2023

Details of the pre-application advice received

Statutory Pre-application advice Letter

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

Do any of these statements apply to you?

Yes

No

Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

Yes

No

Reference:

If No, can you give appropriate notice to ALL the other owners?

Yes

No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

Jacquelyn Rees on behalf of the Welsh Government

House name:

Number:

Suffix:

Address line 1:

Cathays Park

Address Line 2:

Town/City:

Cardiff

Postcode:

CF10 3NQ

Date notice served (DD/MM/YYYY):

26/02/2024

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Nick

Surname

Davies

Declaration Date

dd/mm/yyyy

Declaration made

Agricultural Holding Certificate

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

Reference:

Agricultural land declaration - you must select either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

The Applicant

The Agent

Title

Mr

First Name

Nick

Surname

Davies

Declaration Date

dd/mm/yyyy

Declaration made

Reference: