



STRONG HERITAGE | STRONG FUTURE
RHONDDA CYNON TAF
TREFTADAETH GADARN | DYFODOL SICR

Development Control, Sardis House
Sardis Road, Pontypridd CF37 1DU

Tel: 01443 494742

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www.rhondda-cynon-taf.gov.uk/planning

Application for Planning Permission.
Town and Country Planning Act 1990

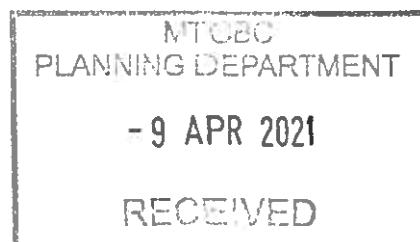
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Publication of applications on planning authority websites.

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.

1. Site Details

Number	
Suffix	
Property name	
Address line 1	
Address line 2	
Town/city	
Postcode	
Description of site location must be completed if postcode is not known:	
Easting (x)	298339
Northing (y)	205226
Description	



The proposed scheme is located approximately 2.6 km north west of Aberdare and lies between the communities of Llwydcoed to the east and Penywaun to the west.

2. Applicant Details

Title	Mr
First name	Andrew
Surname	Griffiths
Company name	Rhondda Cynon Taf County Borough Council
Address line 1	Rhondda Cynon Taf Council
Address line 2	Ty Sardis House
Address line 3	
Town/city	Pontypridd
Country	United Kingdom

2. Applicant Details

Postcode	CF37 1DU
Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	Mrs
First name	Laura
Surname	Fretwell
Company name	Redstart
Address line 1	Redstart, St David's House
Address line 2	Pascal Close
Address line 3	St Mellons
Town/city	Cardiff
Country	United Kingdom
Postcode	CF3 0LW
Primary number	07704293795
Secondary number	
Email	laura.fretwell@glhearn.com

4. Site Area

What is the site area?	20.52
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

5. Description of the Proposal

Please describe the proposed development including any change of use

The proposed gateway scheme aims to reduce the current heavy traffic experienced through the surrounding villages of Penywaun and Llywdcoed. The proposed scheme is intended to develop in tandem with the proposed dualling of the A465 Heads of the Valleys Trunk Road to the north. The route starts at a proposed new roundabout to be located off the existing A4059 Aberdare bypass; approximate Ordnance Survey (OS) Ref: 298400, 204441. The route extends due north concluding at the A465 Trunk Road; approximate OS Ref: 297848, 205626. The proposed bypass will be a single carriageway construction with a 50mph speed limit along the majority of the route.

To facilitate the construction of the link road a series of structures including river bridges, railway bridge, culverts and underpasses are proposed.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

The proposed scheme proceeds through agricultural land and some woodland plantations. The scheme also crosses a disused mineral railway, a dismantled railway and Gelli Isaf road leading to Gamlyn Isaf Cottage towards the southern part of the route. The scheme bisects the Afon Cynon (midway along the route) and Nant Hir (towards the northern part of the route).

Is the site currently vacant?

☐ Yes ☒ No

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

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

7. 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):

Vehicle access and hard standing

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

Surface course would be 35/14 HRA

Lighting

Description of existing materials and finishes (optional):

None

Description of proposed materials and finishes:

TRT Lighting Aspect luminaire mounted on 10m columns located at the roundabouts. Refer to drawing GC3144-RED-61-XX-DR-E-1301

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

758m length acoustic noise barrier which will be approximately 3m high adjacent to properties (Gramm Barrier's METASoundBlok Noise Barrier system or a similar approved system)

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

A complete list of drawings and documents are included in Section 1.4 of the Planning Design and Access Statement. Due to file size supporting drawings and documents have been uploaded via egress

8. 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

8. Pedestrian and Vehicle Access, Roads and Rights of Way

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.

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

☐ Yes ☒ No

10. 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'

11. 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.

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land - hectares)
Floodplain C2		2

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

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

12. 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

12. Biodiversity and Geological Conservation

- ☒ 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.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☒ Other
☐ Unknown

Other

The combined sewer will be diverted along the unnamed road through Underpass 1

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. Please state the plan(s)/drawing(s) references.

Design works can only be undertaken by DCWW. The Contract will be D&B and DCWW will be appointed by the Contractor to undertake design works.

14. 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

15. Trade Effluent

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

☐ Yes ☒ No

16. Residential/Dwelling Units

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

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

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

☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. 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

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

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

☐ Yes ☒ No

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

23. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

Pre-application Consultation was undertaken

24. 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

25. 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	Chris
Surname	Jones
Reference	

Date (Must be pre-application submission)

25. Pre-application Advice

27/09/2019

Details of the pre-application advice received

A Screening Opinion was issued by RCT as the Local Planning Authority (LPA) on the 27 September 2019 in relation to the proposed scheme.

26. 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

27. Ownership Certificates

Certificate of Ownership - Certificate C - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were

Checked land registry. Contacted adjacent landowners

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Name of Owner	Ian James Fleming and Ruth Lydia Rodgers
Number	
Suffix	
House Name	Gellitarw Farm
Address line 1	
Address line 2	
Town/city	Croesbychan, Aberdare
Postcode	CF44 0EJ
Date notice served	05/02/2021

Name of Owner	Peter Francis
Number	
Suffix	
House Name	Tir Mawr Farm
Address line 1	Llwyncoed Road
Address line 2	
Town/city	Llwydcoed, Aberdare
Postcode	CF44 0DX
Date notice served	05/02/2021

27. Ownership Certificates

Name of Owner	Gareth Owen Rees
Number	
Suffix	
House Name	Gamllyn Isaf House
Address line 1	
Address line 2	
Town/city	Penywaun, Aberdare
Postcode	CF44 9BB
Date notice served	05/02/2021

Name of Owner	William Geoffrey Jones
Number	
Suffix	
House Name	Brynawel Bungalow
Address line 1	Cwm Nant Yr Hwch
Address line 2	
Town/city	Aberdare
Postcode	CF44 9BA
Date notice served	05/02/2021

Name of Owner	Kathleen Linda Williams and David Williams
Number	
Suffix	
House Name	
Address line 1	77 Bronallt Terrace
Address line 2	
Town/city	Aberdare
Postcode	CF44 6BP
Date notice served	05/02/2021

27. Ownership Certificates

Name of Owner	Peter David Godsall
Number	
Suffix	
House Name	Oaktree House
Address line 1	60 Glan Road
Address line 2	
Town/city	Aberdare
Postcode	CF44 8BW
Date notice served	05/02/2021

Name of Owner	Dwr Cymru
Number	
Suffix	
House Name	
Address line 1	Dwr Cymru Nelson
Address line 2	Cyfyngedig Pentwyn Road,
Town/city	Treharris
Postcode	CF46 6LY
Date notice served	05/02/2021

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Western Mail

On the following date (which must not be earlier than 21 days before the date of the application)

05/02/2021

Person role

- ☐ The applicant
☒ The agent

Title	Mrs
First name	Laura
Surname	Fretwell
Declaration date	26/02/2021

☒ Declaration made

28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

- ☐ (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

Agricultural tenant

Name of agricultural tenant	Ian James Fleming and Ruth Lydia Rodgers
Number	
Suffix	
House Name	Gellitarw Farm
Address line 1	Croesbychan
Address line 2	Aberdare
Town/city	
Postcode	
Date notice served	05/02/2021

Name of agricultural tenant	Peter Francis
Number	
Suffix	
House Name	
Address line 1	Tir Mawr Farm
Address line 2	Llwyncoed Road
Town/city	Llwyncoed, Aberdare
Postcode	CF44 0DX
Date notice served	05/02/2021

Person role

☐ The applicant ☒ The agent

Title	Mrs
First name	Laura
Surname	Fretwell
Declaration Date	26/02/2021

☒ Declaration made

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)	26/02/2021
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