



## Application for Planning Permission

### 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 at Former Coed Ely Colliery

Address Line 1

Coed Ely

Address Line 2

Town/city

Tonyrefail

Postcode

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

Easting (x)

300785

Northing (y)

186025

Description

Former Coed Ely Colliery site

#### Applicant Details

Name/Company

Reference:

Title

Mr

First name

Jon

Surname

Arroyo

Company Name

Rhondda Cynon Taf County Borough Council

## Address

Address line 1

Ty Trevithick

Address line 2

Abercynon

Address line 3

Town/City

Mountain Ash

Country

Postcode

CF45 4UQ

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Email address

## Agent Details

Name/Company

Reference:

Title

Mr

First name

Liam

Surname

Hopkins

Company Name

The Urbanists

## Address

Address line 1

The Urbanists

Address line 2

8A The Creative Quarter

Address line 3

Morgan Arcade

Town/City

Cardiff

Country

Postcode

CF10 1AF

## Contact Details

Primary number

02920236133

Secondary number

Email address

liam.hopkins@theurbanists.net

## Site Area

What is the site area?

15.00

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

### Description

Please describe the proposed development including any change of use

Proposed solar farm, including ground mounted solar panels, sub stations, inverters, access tracks, security fencing and private wire.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

Combination of upland grassland used for grazing, adopted highway and Royal Glamorgan Hospital

Is the site currently vacant?

- Yes  
 No

If Yes, please describe the last use of the site

Part of the site is vacant and it was previously used as the Coed Ely Colliery site. The parts of the site in the hospital grounds are operational as is the highway.

When did this use end (if known)?

dd/mm/yyyy

### 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

Reference:

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

15.00	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:**

Roof

**Existing materials and finishes:**

**Proposed materials and finishes:**

Refer to scheme drawings

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

**Proposed materials and finishes:**

Refer to scheme drawings

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

**Proposed materials and finishes:**

Refer to scheme drawings

**Type:**

Other

**Other (please specify):**

Elevation details

**Existing materials and finishes:**

**Proposed materials and finishes:**

Refer to scheme drawings

**Type:**

Other

**Other (please specify):**

Solar panel details

**Existing materials and finishes:**

**Proposed materials and finishes:**

Refer to scheme drawings

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

Design and Access Statement

Reference:

## 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.**

## Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes

No

## 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

Reference:

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

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

Other

Not applicable - no foul water generated

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

## 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

## 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

## Employment

Reference:

Will the proposed development require the employment of any staff?

- Yes
- No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
- No

## 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

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

**Renewable energy type:**

Solar

**Energy capacity:**

6 Megawatts

## 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

Reference:

If Yes, please provide details

Comprehensive Pre Application Consultation, including two community events in the local area on the 18th and 20th July at the Coed Ely Community Centre and the Tonyrefail Leisure Centre.

## 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

## 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

Matthew

Surname

Farley

Reference

23/5040/41

Date (must be pre-application submission)

30/06/2023

Details of the pre-application advice received

Discussed the principle of development and agreed the content of the planning application, including the need for robust ecological assessment and dialogue with the Ecological Officer, which has been undertaken. Review of visual impacts from key viewpoints also discussed with requirement for photomontages agreed.

Reference:

## 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

If Yes, please provide details of the name, relationship and role:

Mr Jon Arroyo. Rhondda Cynon Taff County Borough Council Officer lead in the Carbon Reduction Team.

## 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

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.

**Name of Owner/Agricultural Tenant:**

Welsh Government

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

The Welsh Ministers

**Address Line 2:**

Cathays Park

**Town/City:**

Cardiff

**Postcode:**

CF10 3NQ

**Date notice served (DD/MM/YYYY):**

11/08/2023

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Welsh Government

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

Director of Legal Services Welsh Government

**Address Line 2:**

Crown Building, Cathays Park

**Town/City:**

Cardiff

**Postcode:**

CF10 3NQ

**Date notice served (DD/MM/YYYY):**

11/08/2023

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Cwm Taf Morgannwg University Health Board

**House name:**

Dewi Sant Hospital

**Number:**

**Suffix:**

**Address line 1:**

Albert Road

**Address Line 2:**

**Town/City:**

Pontypridd

**Postcode:**

CF37 1LB

**Date notice served (DD/MM/YYYY):**

11/08/2023

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Dwr Cymru Welsh Water

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

Fortran Road

**Address Line 2:**

St Mellons

**Town/City:**

Cardiff

**Postcode:**

CF3 0LT

**Date notice served (DD/MM/YYYY):**

11/08/2023

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

G&G Properties

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

19 Ynysmaerdy Terrace

**Address Line 2:**

Ynysmaerdy

**Town/City:**

Pontyclun

**Postcode:**

CF72 8LG

**Date notice served (DD/MM/YYYY):**

11/08/2023

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

G&G Properties

**House name:**

Cynllan

**Number:**

**Suffix:**

**Address line 1:**

Llanharan

**Address Line 2:**

**Town/City:**

Pontyclun

**Postcode:**

CF72 9MH

**Date notice served (DD/MM/YYYY):**

Reference:

11/08/2023

**Person Family Name:**

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Liam

Surname

Hopkins

Declaration Date

10/08/2023

Declaration made

## Agricultural Holding Certificate

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

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

Agricultural Tenant

**Name of Agricultural Tenant:**

Daniel Robert Howells / Graig Fartho Farm

**House name:**

Tyn y Coed Villas

**Number:**

2

**Suffix:**

**Address line 1:**

Coed Ely

**Address Line 2:**

**Town/City:**

Tonyrefail

**Postcode:**

CF39 8EX

**Date notice served (DD/MM/YYYY):**

11/08/2023

**Person Family Name:**

Reference:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Liam

Surname

Hopkins

Declaration Date

10/08/2023

Declaration made

Reference: