



## 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.

### 1. Site Details

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Pontyclun Primary School"/>
Address line 1	<input type="text" value="Palalwyf Avenue"/>
Address line 2	<input type="text"/>
Town/city	<input type="text" value="Pontyclun"/>
Postcode	<input type="text" value="CF72 9EG"/>

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

Easting (x)	<input type="text" value="303484"/>
Northing (y)	<input type="text" value="181165"/>

Description

### 2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Neil"/>
Surname	<input type="text" value="Cutting"/>
Company name	<input type="text" value="WEPCo"/>
Address line 1	<input type="text" value="WEPCo Limited"/>
Address line 2	<input type="text" value="Temple Court"/>
Address line 3	<input type="text" value="13a Cathedral Road"/>
Town/city	<input type="text" value="Cardiff"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CF11 9HA"/>

## 2. Applicant Details

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	<input type="text" value="Ms"/>
First name	<input type="text" value="Natalie"/>
Surname	<input type="text" value="Queffurus"/>
Company name	<input type="text" value="ARUP"/>
Address line 1	<input type="text" value="4 Pierhead Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Cardiff"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CF10 4QP"/>
Primary number	<input type="text" value="02920769095"/>
Secondary number	<input type="text"/>
Email	<input type="text" value="natalie.queffurus@arup.com"/>

## 4. Site Area

What is the site area?	<input type="text" value="1.17"/>
Scale	<input type="text" value="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

Proposed redevelopment of Pontyclun Primary School, including the demolition of all existing buildings, the erection of a new Net Zero Carbon in operation school building, school sports provision, vehicular, pedestrian and cycle accesses, car and cycle parking, landscaping Sustainable Urban Drainage and associated infrastructure, plus the erection of temporary school accommodation and associated infrastructure required during construction.

Has the work or change of use already started?

Yes  No

## 6. Existing Use

Please describe the current use of the site

The site comprises the grounds of Pontyclun Primary School and its grounds, comprising seven existing buildings: a main hall; six separate buildings with classrooms and ancillary spaces; and asphalt surfaced playground and car park.

## 6. Existing Use

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

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

Type	Area of land (ha) proposed for new development
Previously developed land	1.07
Greenfield land	0.1

## 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):**

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to the Design and Access Statement and Elevation Plans

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to the Design and Access Statement and Roof Plan

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to the Design and Access Statement and Elevation Plans

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to the Design and Access Statement and Elevation Plans

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	

## 7. Materials

Description of proposed materials and finishes:	Please refer to the Landscape General Arrangements and Fencing and Security Strategy
Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to the Landscape General Arrangements

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  
RH0201-SRA-00-00-DR-A-02000Site Location Plan  
RH0201-SRA-00-00-DR-A-02001Site Layout Plan  
RH0201-ALA-00-XX-DR-L-00019General Arrangement Plan 1 of 2  
RH0201-ALA-00-XX-DR-L-00020General Arrangement Plan 2 of 2  
RH0201-SRA-01-01-DR-A-02100General Arrangement Ground Floor Plan  
RH0201-SRA-01-01-DR-A-02101General Arrangement First Floor Plan  
RH0201-SRA-01-01-DR-A-02102General Arrangement Roof Plan  
RH0201-SRA-01-ZZ-DR-A-02400Out of House Use Ground and First Floor Plan  
RH0201-SRA-01-XX-DR-A-02200Elevations  
RH0201-SRA-01-XX-DR-A-02300Sections AA, BB, CC, DD  
RH0201-SRA-01-ZZ-IM-A-02802Bay Study Typical Two Storey  
RH0201-SRA-01-ZZ-IM-A-02800Aerial View Looking North West  
RH0201-SRA-01-ZZ-IM-A-02801Ground Level View Entrance  
RH0201-SRA-01-ZZ-IM-A-02851Internal View Heartspace View  
RH0201-SRA-01-ZZ-IM-A-02852Internal View Heartspace Section  
RH0201-SRA-01-ZZ-IM-A-02850Internal View Entrance Corridor  
RH0201-ALA-00-XX-DR-L-00014Outline Levels  
RH0201-ALA-00-XX-DR-L-00005Landscape Illustrative Masterplan  
RH0201-ALA-00-XX-DR-L-00021Temporary Site Wide Masterplan  
RH0201-ALA-00-XX-DR-L-00013Planting Strategy  
RH0201-ALA-00-XX-DR-L-00007Fencing and Security Strategy  
RH0201-ALA-00-XX-DR-L-00008Access and Circulation  
RH0201-ARP-ZZ-00-DR-C-00021Existing Drainage and Utilities Plan  
RH0201-ARP-ZZ-00-DR-C-00081Proposed Utilities  
RH0201-ARP-ZZ-00-DR-C-00041Proposed Drainage  
RH0201-ARP-ZZ-00-DR-C-00031External Finished Levels  
RH0201-ARP-00-XX-DR-L-00022Landscape Visualisations

## 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

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

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

## 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**

## 10. Trees and Hedges

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 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

- 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:

### 13. Foul Sewage

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

RH0201-ARP-ZZ-00-DR-C-00021 Existing Drainage and Utilities Plan

### 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

If Yes, please provide details:

Please see Landscape Illustrative Masterplan and Landscape General Arrangements.

### 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

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

Use Class	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)
D1 - Non-residential institutions	0	0	2966	2966
Total	0	0	2966	2966

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

### 18. 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

## 18. Employment

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

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?  Yes  No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
D1 - Non-residential institutions	Start Time: 08:00 End Time: 20:00	Start Time: 08:00 End Time: 13:00	Start Time: End Time:	

## 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:

Please see the PAC Report which details the consultation activities 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)

## 24. Site Visit

- 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Please refer to Section 3 of the Planning Statement for details of pre-application consultation with RCT and technical consultees.

## 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

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

Rhondda Cynon Taf County Borough Council Council Education Department are Joint Applicant with WEPCo.

## 27. Ownership Certificates

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

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date

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

- (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

First name

Surname

Declaration Date

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)