

Table: Development that would be Permitted by the Treforest Industrial Estate and Parc Nantgarw Local Development Order (LDO) (subject to conditions)

Please refer to plan showing Areas.

No development permitted by the LDO would be able to commence until:

- i. An application form, plans and other documents have been received;
- ii. A letter has been issued by the Local Planning Authority confirming the proposed development complies with the LDO; and
- iii. The conditions set out in Schedule 5 of the LDO have where relevant been discharged.

Please note that this table is an illustrative overview of what would be permitted in each Area. It is not part of the LDO, which, upon adoption, would be the definitive legal document on what is permitted.

The LDO does not supersede any existing permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Area 1				
Description of Area	Development that would be permitted	Conditions and Limitations	Design Parameters	Note
Land that falls within 35 metres of the boundary of a residential curtilage; Land that falls within 10 metres of the railway	Change of use of land, where the land forms part of a site where a change of use would be permitted within another part of Schedule 2 to the LDO.	The receipt of a Letter of Compliance; Compliance with relevant conditions; No operational development would be permitted within Area 1; No part of any land within Area 1 would be permitted to be used for any purpose	N/A	The LDO would not permit any development to a listed building or within its curtilage.

<p>line;</p> <p>Land which forms part of recorded mine entries or is within their zone of influence;</p> <p>Land that falls within 10 metres of a listed building;</p> <p>Land that falls within 7 metres of an open watercourse;</p> <p>Land that falls within the 10 metre easement for the high pressure gas main.</p>		<p>for which it is not currently used, unless it is to be used for providing landscaping for the site.</p>		
Area 2				
Description of Area	Development that would be permitted	Conditions and Limitations	Design Parameters	

Land within the north of Treforest Industrial Estate, where a lesser amount of development would be permitted in order to allow Flood Consequences Assessments to be submitted and assessed through planning applications for more significant proposed developments.	<p>The extension of an existing building where the floor space does not exceed 250 square metres;</p> <p>The demolition and replacement of an existing building with one that is within the same footprint, for one of the following uses, or uses ancillary to one of these uses;</p> <ul style="list-style-type: none"> • Class B1, B2 and B8 uses; • Vehicle hire and sales; • Vehicle depots; • Plant hire; • Car wash facilities; • Builders yards; • Industrial laundries; • Gymnasium and fitness facilities; • Vehicle parking, 	<p>The receipt of a Letter of Compliance;</p> <p>Compliance with the design parameters, unless otherwise agreed in writing;</p> <p>Compliance with relevant conditions;</p> <p>One of the following would have to be complied with:</p> <ul style="list-style-type: none"> • The site would be considered to have low potential for containing a bat roost; <p>or</p> <ul style="list-style-type: none"> • The works would be considered to have a low potential of impacting on bats; <p>or</p> <ul style="list-style-type: none"> • A satisfactory bat survey had been received. 	<p>Buildings, extensions or structures shall be 2 metres or more from the boundary of a site, with the exception of means of enclosure and broadband infrastructure;</p> <p>Buildings, extensions or structures shall be 5 metres or more from the boundary of a site with a highway, with the exception of means of enclosure and broadband infrastructure;</p> <p>Buildings, structures or extensions shall be 20 metres or less in height to the highest point of the roof of a building or the highest point of any structure, with the exception of renewable energy developments, air conditioning units and broadband infrastructure attached to an existing or permitted building or structure;</p> <p>Renewable energy developments, broadband infrastructure and air conditioning units attached to an existing or permitted building or structure, shall protrude 5 metres or less from the highest part of the roof of a building or the highest point of any structure.</p>

	<p>including for park and ride or park and share purposes;</p> <p>The change of use of existing land and buildings to the uses listed above or uses ancillary of one of these uses;</p> <p>New structures that do not increase building floor space.</p>		
<p>Alterations to existing buildings and structures that do not increase the volume of existing buildings;</p> <p>External works to land;</p> <p>The provision of shelters.</p>	<p>The receipt of a Letter of Compliance;</p> <p>Compliance with the design parameters, unless otherwise agreed in writing;</p> <p>Compliance with relevant conditions;</p> <p>Development would not be permitted which resulted in the increase in height of an existing building or structure, with the exception of renewable energy developments, air conditioning units and broadband infrastructure;</p> <p>All developments would have to be</p>	<p>Renewable energy developments, broadband infrastructure and air conditioning units attached to an existing or permitted building or structure, shall protrude 5 metres or less from the highest part of the roof of a building, or the highest point of any structure;</p> <p>Shelters shall be 2 metres or more from the boundary of a site, and 5 metres or more from the boundary of a site with a highway;</p> <p>Shelters shall be 3 metres in height or less and 25 square metres in footprint or less;</p>	

	<p>incidental or ancillary to the permitted use of the land;</p> <p>One of the following would have to be complied with:</p> <ul style="list-style-type: none"> • The site would be considered to have low potential for containing a bat roost; <p>or</p> <ul style="list-style-type: none"> • The works would be considered to have a low potential of impacting on bats; or • A satisfactory bat survey had been received. 	<p>Structures or engineering operations that constitute external works shall be 3 metres or less in height to the highest point from the existing ground level, with the exception of broadband infrastructure.</p>
<p>Changes of use of land, buildings and structures from any existing A1, A2 or A3 use to any other A1, A2 or A3 use.</p>	<p>The receipt of a Letter of Compliance;</p> <p>Compliance with relevant conditions;</p> <p>No operational development would be permitted by the LDO.</p>	<p>N/A</p>

Area 3			
Description of Area	Development that would be permitted	Conditions and Limitations	Design Parameters
Land that does not fall within Areas 1, 2 or 4 (the majority of land within the LDO boundary)	<p>The development of vacant sites;</p> <p>The re-development of sites that are currently in use;</p> <p>The re-use of sites, buildings and structures;</p> <p>The extension of existing buildings and structures;</p> <p>The erection of new or additional buildings and structures;</p> <p>External works incidental to those that fall under the above categories;</p> <p>for</p> <p>the following uses, or uses ancillary to one</p>	<p>The receipt of a Letter of Compliance;</p> <p>Compliance with the design parameters, unless otherwise agreed in writing;</p> <p>Compliance with relevant conditions;</p> <p>One of the following would have to be complied with:</p> <ul style="list-style-type: none"> • The site would be considered to have low potential for containing a bat roost; <p>or</p> <ul style="list-style-type: none"> • The works would be considered to have a low potential of impacting on bats; <p>or</p> <ul style="list-style-type: none"> • A satisfactory bat survey had been received. <p>Where a site is clear of buildings on 31st December 2015 and is to be developed, the buildings that would be permitted under the LDO would be limited to a</p>	<p>Buildings, extensions or structures shall be 2 metres or more from the boundary of a site, with the exception of means of enclosure and broadband infrastructure;</p> <p>Buildings, extensions or structures shall be 5 metres or more from the boundary of a site with a highway, with the exception of means of enclosure and broadband infrastructure;</p> <p>New buildings, extensions or structures shall be 12.5 metres or more from the boundary of the footway of Main Avenue, or shall not be forward of any existing building on the site where it fronts Main Avenue, whichever is the nearer, with the exception of means of enclosure and broadband infrastructure;</p> <p>Buildings, structures or extensions shall be 20 metres or less in height to the highest point of the roof of a building or the highest point of any structure, with the exception of renewable energy developments, air</p>

<p>of these uses:</p> <p>B1, B2 and B8 Uses;</p> <p>Vehicle hire and sales;</p> <p>Vehicle depots;</p> <p>Plant hire;</p> <p>Car wash facilities;</p> <p>Builders yards;</p> <p>Industrial laundries;</p> <p>Hotels;</p> <p>Education and training establishments;</p> <p>Healthcare uses;</p> <p>Crèches and nurseries;</p> <p>Vehicle parking, including for park and ride or park and share purposes.</p>	<p>maximum floor space of 250 square metres or to covering a maximum of 50% of the area of the site, whichever is the greater;</p> <p>Where a site contains buildings on 31st December 2015, the total area of any redevelopment, new buildings or extensions that would be permitted under the LDO would be limited to a maximum floor space of 250 square metres or 150% of the size of the total footprint of those buildings, whichever is the greater.</p>	<p>conditioning units and broadband infrastructure attached to an existing or permitted building or structure;</p> <p>Buildings, extensions or structures shall be 10 metres in height or less, with the exception of renewable energy developments, air conditioning units and broadband infrastructure attached to an existing or permitted building or structure, within 15 metres of the boundary of the curtilage of a listed building;</p> <p>Renewable energy developments, broadband infrastructure and air conditioning units attached to an existing or permitted building or structure, shall protrude 5 metres or less from the highest part of the roof of a building or the highest point of any structure.</p>
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<p>Alterations to existing buildings and structures that do not increase the volume of existing buildings;</p> <p>External works to land;</p> <p>The provision of shelters.</p>	<p>The receipt of a Letter of Compliance;</p> <p>Compliance with the design parameters, unless otherwise agreed in writing;</p> <p>Compliance with relevant conditions;</p> <p>Development would not be permitted which resulted in the increase in height of an existing building or structure, with the exception of renewable energy developments, air conditioning units and broadband infrastructure;</p> <p>All developments would have to be incidental or ancillary to the permitted use of the land;</p> <p>One of the following would have to be complied with:</p> <ul style="list-style-type: none"> • The site would be considered to have low potential for containing a bat roost; <p>or</p> <ul style="list-style-type: none"> • The works would be considered to have a low potential of impacting on bats; <p>or</p> <ul style="list-style-type: none"> • A satisfactory bat survey had been 	<p>Renewable energy developments, broadband infrastructure and air conditioning units attached to an existing or permitted building or structure, shall protrude 5 metres or less from the highest part of the roof of a building, or the highest point of any structure;</p> <p>Shelters shall be 2 metres or more from the boundary of a site, and 5 metres or more from the boundary of a site with a highway;</p> <p>Shelters shall be 3 metres in height or less and 25 square metres in footprint or less;</p> <p>Structures or engineering operations that constitute external works shall be 3 metres or less in height to the highest point from the existing ground level, with the exception of broadband infrastructure.</p>

		received.	
	Changes of use of land, buildings and structures from any existing A1, A2 or A3 use to any other A1, A2 or A3 use.	<p>The receipt of a Letter of Compliance;</p> <p>Compliance with relevant conditions;</p> <p>No operational development would be permitted by the LDO.</p>	N/A
Area 4			
Description of Area	Development that would be permitted	Conditions and Limitations	Design Parameters
The proposed "Retail Zone" including the existing Local Centre and adjoining land	<p>The development of vacant sites;</p> <p>The re-development of sites that are currently in use;</p> <p>The re-use of sites, buildings and structures;</p> <p>The extension of existing buildings and structures;</p> <p>The erection of new or additional buildings and structures;</p>	<p>The receipt of a Letter of Compliance;</p> <p>Compliance with the design parameters, unless otherwise agreed in writing;</p> <p>Compliance with relevant conditions;</p> <p>Class A1, A2 and A3 uses would only be permitted where the total gross internal floor space of an individual unit would be less than 300 square metres;</p> <p>One of the following would have to be complied with:</p> <ul style="list-style-type: none"> The site would be considered to 	<p>Buildings, extensions or structures shall be 2 metres or more from the boundary of a site, with the exception of means of enclosure and broadband infrastructure;</p> <p>Buildings, extensions or structures shall be 5 metres or more from the boundary of a site with a highway, with the exception of means of enclosure and broadband infrastructure;</p> <p>New buildings, extensions or structures shall be 12.5 metres or more from the boundary of the footway of Main Avenue, or shall not be forward of any existing building on the site where it fronts Main Avenue,</p>

	<p>External works incidental to those that fall under the above categories;</p> <p>for</p> <p>the following uses, or uses ancillary to one of these uses:</p> <p>B1, B2 and B8 Uses;</p> <p>Vehicle hire and sales;</p> <p>Vehicle depots;</p> <p>Plant hire;</p> <p>Car wash facilities;</p> <p>Builders yards;</p> <p>Industrial laundries;</p> <p>Hotels;</p> <p>Education and training establishments;</p>	<p>have low potential for containing a bat roost;</p> <p>or</p> <ul style="list-style-type: none"> • The works would be considered to have a low potential of impacting on bats; <p>or</p> <ul style="list-style-type: none"> • A satisfactory bat survey had been received. <p>Where a site is clear of buildings on 31st December 2015 and is to be developed, the buildings that would be permitted under the LDO would be limited to a maximum floor space of 250 square metres or to covering a maximum of 50% of the area of the site, whichever is the greater;</p> <p>Where a site contains buildings on 31st December 2015, the total area of any redevelopment, new buildings or extensions that would be permitted under the LDO would be limited to a maximum floor space of 250 square metres or 150% of the size of the total footprint of those buildings, whichever is the greater;</p> <p>Any individual A1, A2 or A3 unit or extension that would be permitted would be required to remain as that unit, or in</p>	<p>whichever is the nearer, with the exception of means of enclosure and broadband infrastructure;</p> <p>Buildings, structures or extensions shall be 20 metres or less in height to the highest point of the roof of a building or the highest point of any structure, with the exception of those accommodating A1, A2 and A3 uses and uses ancillary to these, renewable energy developments, air conditioning units and broadband infrastructure attached to an existing or permitted building or structure;</p> <p>Buildings, structures or extensions accommodating A1, A2 and A3 uses and uses ancillary to these, shall be 7.5 metres or less in height to the highest point of the roof of a building or the highest point of any structure, with the exception of renewable energy developments, air conditioning units and broadband infrastructure attached to an existing or permitted building or structure;</p> <p>Renewable energy developments, broadband infrastructure and air conditioning units attached to an existing or permitted building or structure, shall protrude 5 metres or less from the highest part of the roof of a building or the highest point of any structure.</p>
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<p>Healthcare uses;</p> <p>Crèches and nurseries;</p> <p>Vehicle parking, including for park and ride or park and share purposes;</p> <p>Class A1, A2 and A3 Uses.</p>	<p>the case of an extension part of the unit for which it was permitted, and would not be permitted to be joined with any other unit at any point in time to become a larger unit.</p>	
<p>Alterations to existing buildings and structures that do not increase the volume of existing buildings;</p> <p>External works to land;</p> <p>The provision of shelters.</p>	<p>The receipt of a Letter of Compliance;</p> <p>Compliance with the design parameters, unless otherwise agreed in writing;</p> <p>Compliance with relevant conditions;</p> <p>Development would not be permitted which resulted in the increase in height of an existing building or structure, with the exception of renewable energy developments, air conditioning units and broadband infrastructure;</p> <p>All developments would have to be incidental or ancillary to the permitted use of the land;</p>	<p>Renewable energy developments, broadband infrastructure and air conditioning units attached to an existing or permitted building or structure, shall protrude 5 metres or less from the highest part of the roof of a building, or the highest point of any structure;</p> <p>Shelters shall be 2 metres or more from the boundary of a site, and 5 metres or more from the boundary of a site with a highway;</p> <p>Shelters shall be 3 metres in height or less and 25 square metres in footprint or less;</p> <p>Structures or engineering operations that constitute external works shall be 3 metres or less in height to the highest point from</p>

		<p>One of the following would have to be complied with:</p> <ul style="list-style-type: none"> • The site would be considered to have low potential for containing a bat roost; <p>or</p> <ul style="list-style-type: none"> • The works would be considered to have a low potential of impacting on bats; <p>or</p> <ul style="list-style-type: none"> • A satisfactory bat survey had been received. 	the existing ground level, with the exception of broadband infrastructure.
	Changes of use of land, buildings and structures from any existing A1, A2 or A3 use to any other A1, A2 or A3 use.	<p>The receipt of a Letter of Compliance;</p> <p>Compliance with relevant conditions;</p> <p>No operational development would be permitted by the LDO.</p>	N/A