

Subject to approval at the next meeting of the Cabinet

## **RHONDDA CYNON TAF COUNCIL CABINET COMMITTEE**

Minutes of the meeting of the Cabinet held on Wednesday 15<sup>th</sup> March, 2017 at 4pm  
at the Council Headquarters, Clydach Vale.

### **County Borough Councillors – Cabinet Members in attendance:-**

A.Morgan (Chair),

R Bevan M Forey A Crimmings G Hopkins

J Rosser M Webber E Hanagan M Norris

### **Other County Borough Councillors in attendance**

G Stacey C Leyshon B Morgan

R McDonald R Smith R Lewis

### **Officers in attendance**

Mr C Bradshaw – Chief Executive

Mr C Lee – Group Director, Corporate & Frontline Services

Mr C Jones – Director, Legal & Democratic Services

Mr C Hanagan – Director, Cabinet & Public Relations (Secretary to the Cabinet)

Mr G Isingrini – Group Director, Community & Children Services

Mrs J Cook – Director, Regeneration & Planning

Mrs E Thomas – Temporary Director, Education & Lifelong Learning

Mr T Wilkins – Director, Human Resources

Mr R Waters – Service Director, Highways & Streetcare Services

Mr D Powell – Service Director, Corporate Design & Maintenance

Mr A Griffiths – Head of Highways & Engineering

Ms A Virgo – Project Team Leader, Funding & Implementation

## 151 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, there were no declarations of interest made pertaining to the agenda.

## 152 REDEVELOPMENT OF THE TAFF VALE PRECINCT SITE

The Director, Regeneration & Planning and the Service Director, Corporate Design and Maintenance presented to the Cabinet a detailed update on the redevelopment of the Taff Vale precinct site (attached).

The officers explained that the scheme still seeks to achieve the ambition of the initial concept and that completion of the scheme was envisaged to be the summer of 2019. The officers added that updates regarding external funding opportunities would be presented to Cabinet at a future date.

The Leader of the Council took the opportunity to thank the officers on their hard work over the past two years in creating a major regional development opportunity that would increase the footfall and revenue of Pontypridd and the wider area.

The Cabinet Member for Economic Development, Tourism & Planning also expressed his gratitude to officers and to the Leader for making rapid progress in delivering such a huge project. The Cabinet Member was pleased to note that local traders and members of the public had had an input in the project.

The Deputy Leader praised the designs shown in the presentation, adding that retail would only come to a town centre if the footfall is there and that the redevelopment of the Taff Vale precinct site will contribute to this massively. The Deputy Leader referenced other huge successes such as the Pontypridd Lido and the metro, explaining that these will complement one another in bringing benefits to the local community.

The Cabinet Member for Economy Development, Tourism & Planning agreed with the Deputy Leader, explaining that the retail market is developing rapidly due to a change in shopping habits and it is important for the high street to reflect this.

The Cabinet Member for Education & Lifelong Learning praised the building designs, commenting that they would be a success, much like the new school buildings developed under the 21<sup>st</sup> Century School Programme.

The Leader concluded that the transformation of the town would see a potential for over 1000 new jobs and that he looked forward to seeing the site further progress.

***N.B- County Borough Councillors G Stacey and B Morgan left the meeting.***

**153 SOUTHERN GATEWAY – MOUNTAIN ASH CROSS VALLEY LINK ROAD PROJECT UPDATE**

The Service Director, Highways & Streetcare Services provided the Cabinet with an update on the progress related to the development and delivery of the major transportation project; Mountain Ash Cross-Valley Link Road.

The officer explained that the project offers the opportunity to improve accessibility and connectivity in an area where limited cross valley linkage causes significant congestion on the local and strategic transport network affecting all highway users, including commercial delivery services and public transport.

Cabinet Members were reminded of their approval to initiate the statutory processes necessary to deliver the project in September 2016. It was explained that progress had been made in securing land by mutual agreement, and that there had been developer interest in bringing forward housing development on the site immediately adjacent to the northern boundary of the link road.

Cabinet Members were referred to section 4 of the report where the proposed way forward was outlined. The officer explained that a tender package to invite tenderers to submit design and build proposals for the link road and bridge was being finalised and that the successful tenderer would be required to work up detailed designs, costings and a programme.

The Leader of the Council took the opportunity to thank officers from a variety of departments such as planning, transport and finance for working together effectively to deliver the major transportation project.

The Leader explained that the project had failed to gain funding in the past, making the securing of Welsh Government funding support such a success.

Referring to section 3.6 of the report, the Leader spoke positively of the developer interest and confirmed that conversations were ongoing.

Following further discussions, Cabinet **RESOLVED:**

- a) To note the progress made and endorse the next steps.
- b) To update the Council's Capital Programme for the additional funding and reallocation of resources referred to in section 4 of the report.

**The meeting closed at 16:35pm**

**Cllr A Morgan**

**Chair**



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Welsh Government

# **AILDDATBLYGU DYFFRYN TAF**

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# **TAFF VALE REDEVELOPMENT**

Cyflwynir gan:  
**Cyngor Bwrdeistref Sirol Rhondda Cynon Taf**

Gyda chefnogaeth gan: **Llywodraeth Cymru**

Being delivered by  
**Rhondda Cynon Taf County Borough Council**

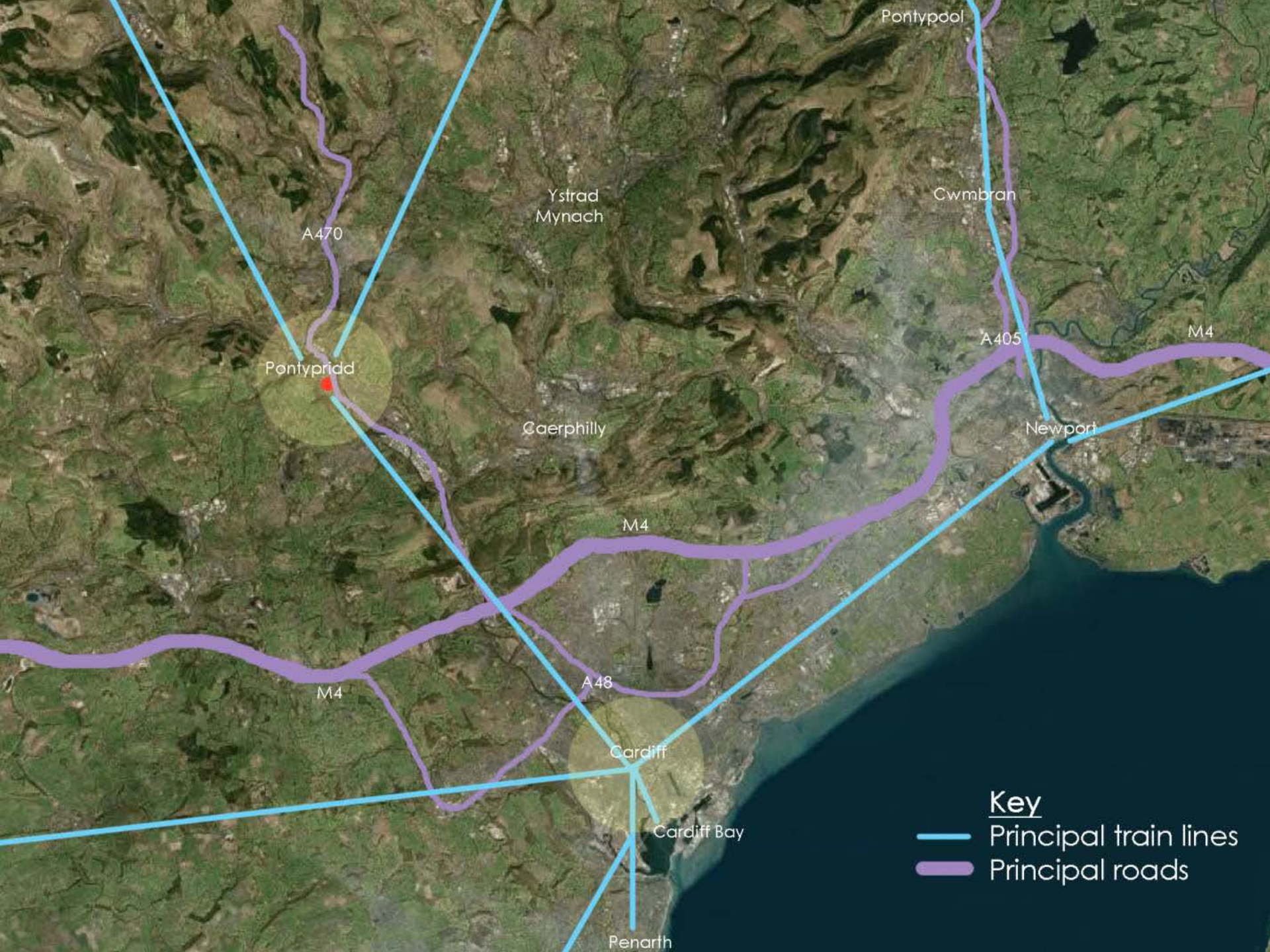
With support from: **Welsh Government**

# CABINET PRESENTATION

15 March 2017

Jane Cook, Director of Regeneration and Planning

David Powell, Service Director, Corporate Design and Maintenance











# TAFF VALE REDEVELOPMENT

Retail led schemes fail

Private sector development → administration

Last activity - part demolition 2012

Council buys long head lease  
Commercial & architectural advice  
Concept for office led scheme





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# TAFF VALE REDEVELOPMENT



Outline planning for office led scheme – Oct 2016

# TAFF VALE SITE: THE OPPORTUNITY

- Just under 13,500m<sup>2</sup> space
- Offices; leisure; library; One 4 All; cafes;
- Potential for 1000 to 1200 jobs – good progress
- Transformational for town
- Major regional development opportunity

# TAFF VALE SITE: THE LOCAL ECONOMY

- ✓ c£36M investment in construction will result in an estimated c£61M overall construction investment.
- ✓ c1,200 direct jobs will create an estimated c600 to c750 additional jobs.

SOURCE: SCOTTISH GOVERNMENT STATISTICS INPUT-OUTPUT MULTIPLIER TABLES

# TAFF VALE SITE: FUNDING

- £1.5m approved by Council on 28<sup>th</sup> October 2015.
- £2m approved by Council in November 2016.
- Initial cost estimate - £32-40M budget is achievable for the construction contract.
- Positive funding discussions progressing with Welsh Government.
- All external funding opportunities being explored.



# TAFF VALE REDEVELOPMENT

Scheme development  
And  
Site progress



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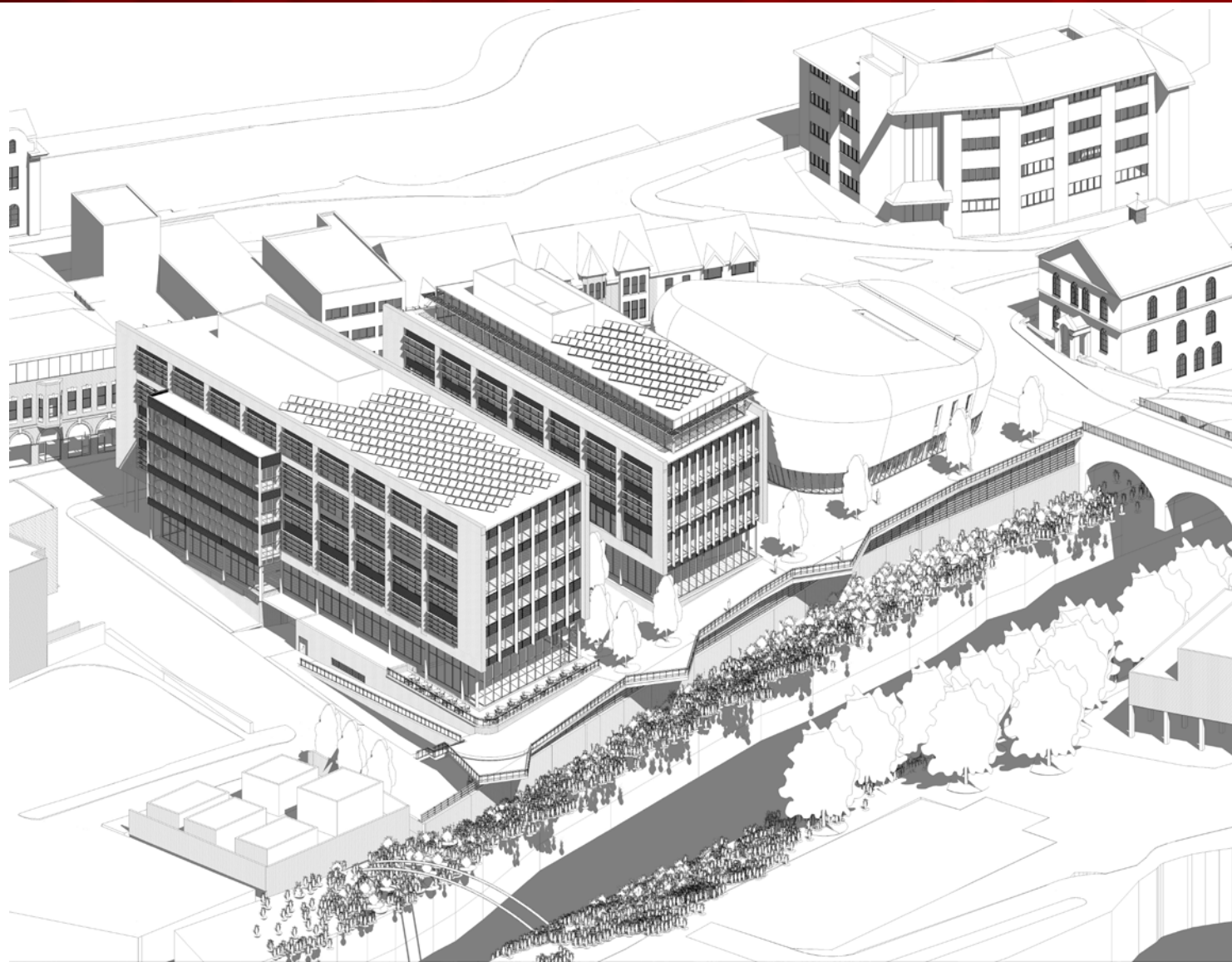


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- Buildings A and B – brick faced precast panels with curtain walling and opaque panels



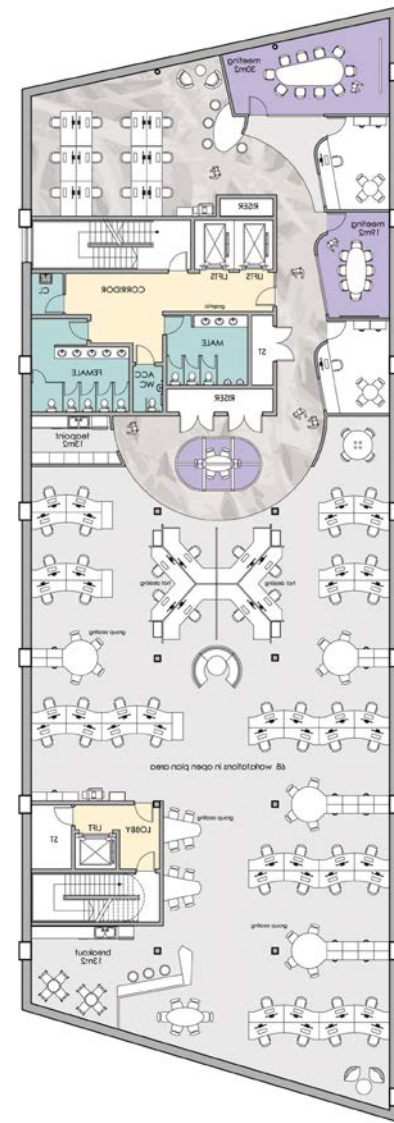
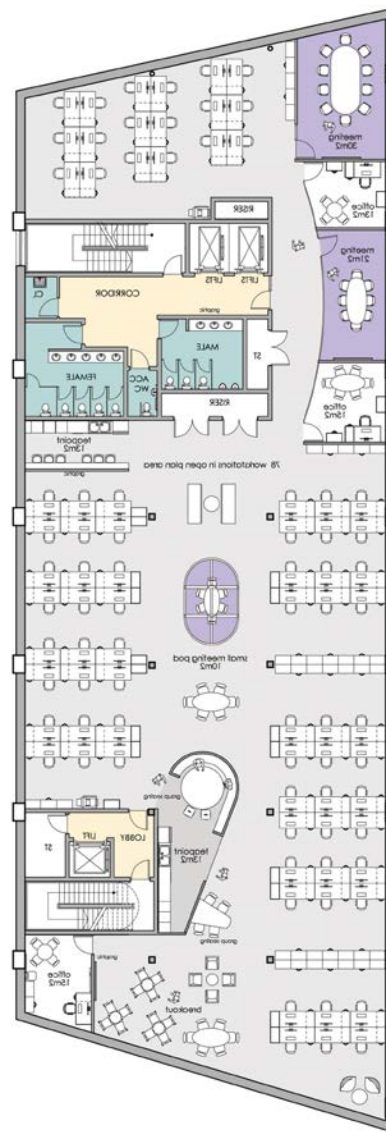
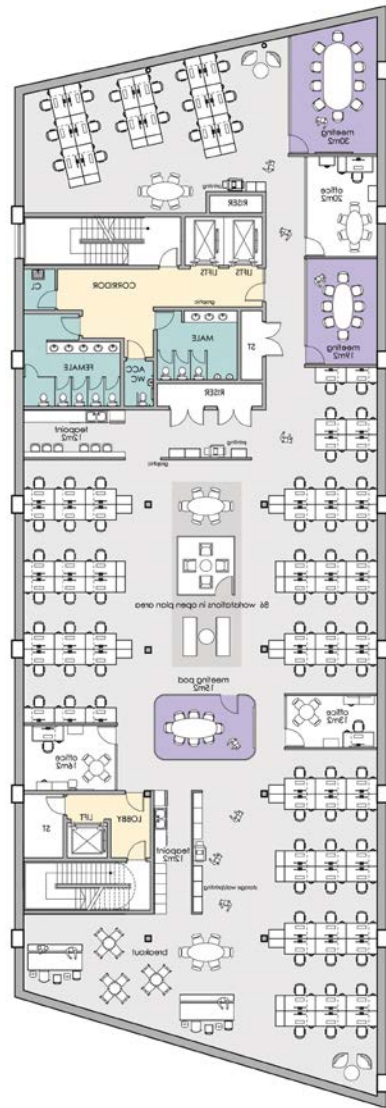
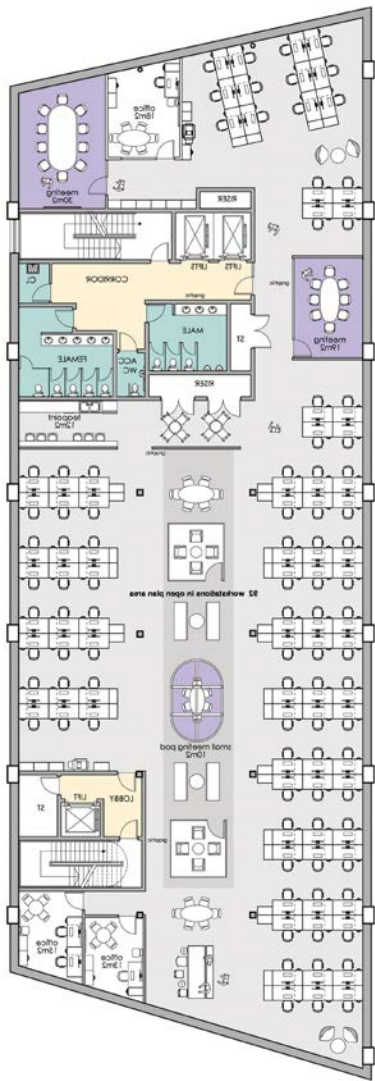


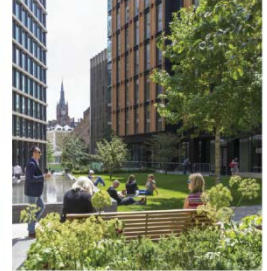
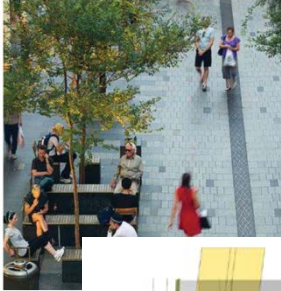


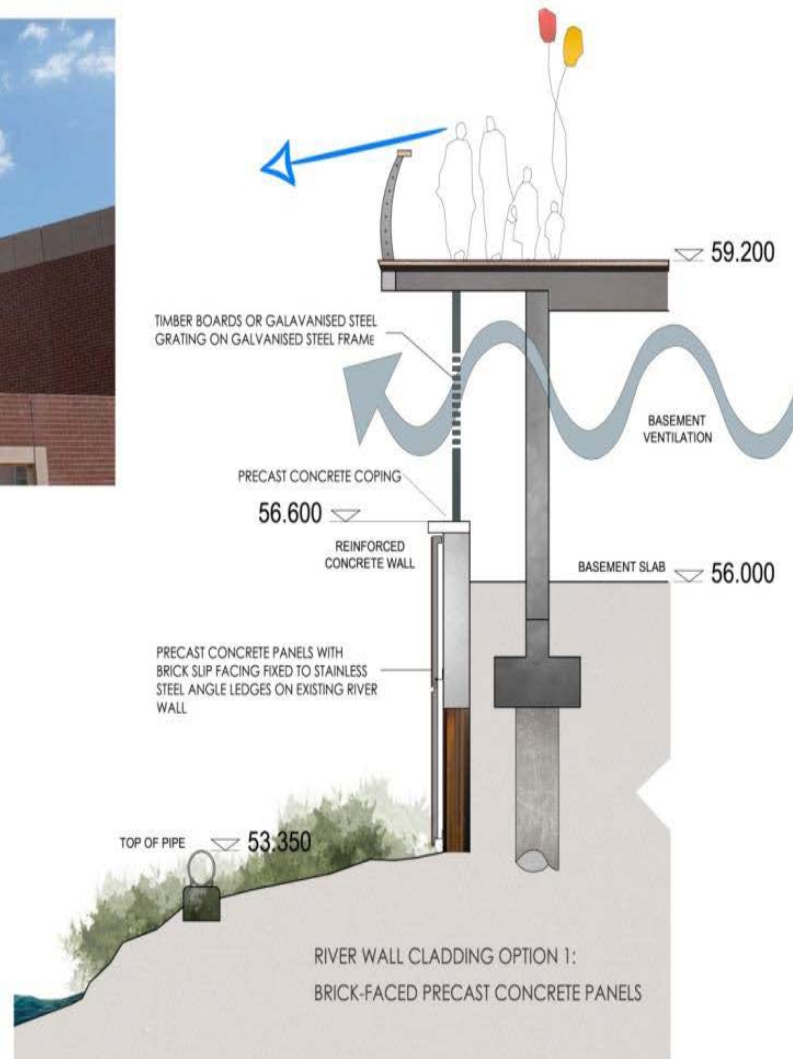
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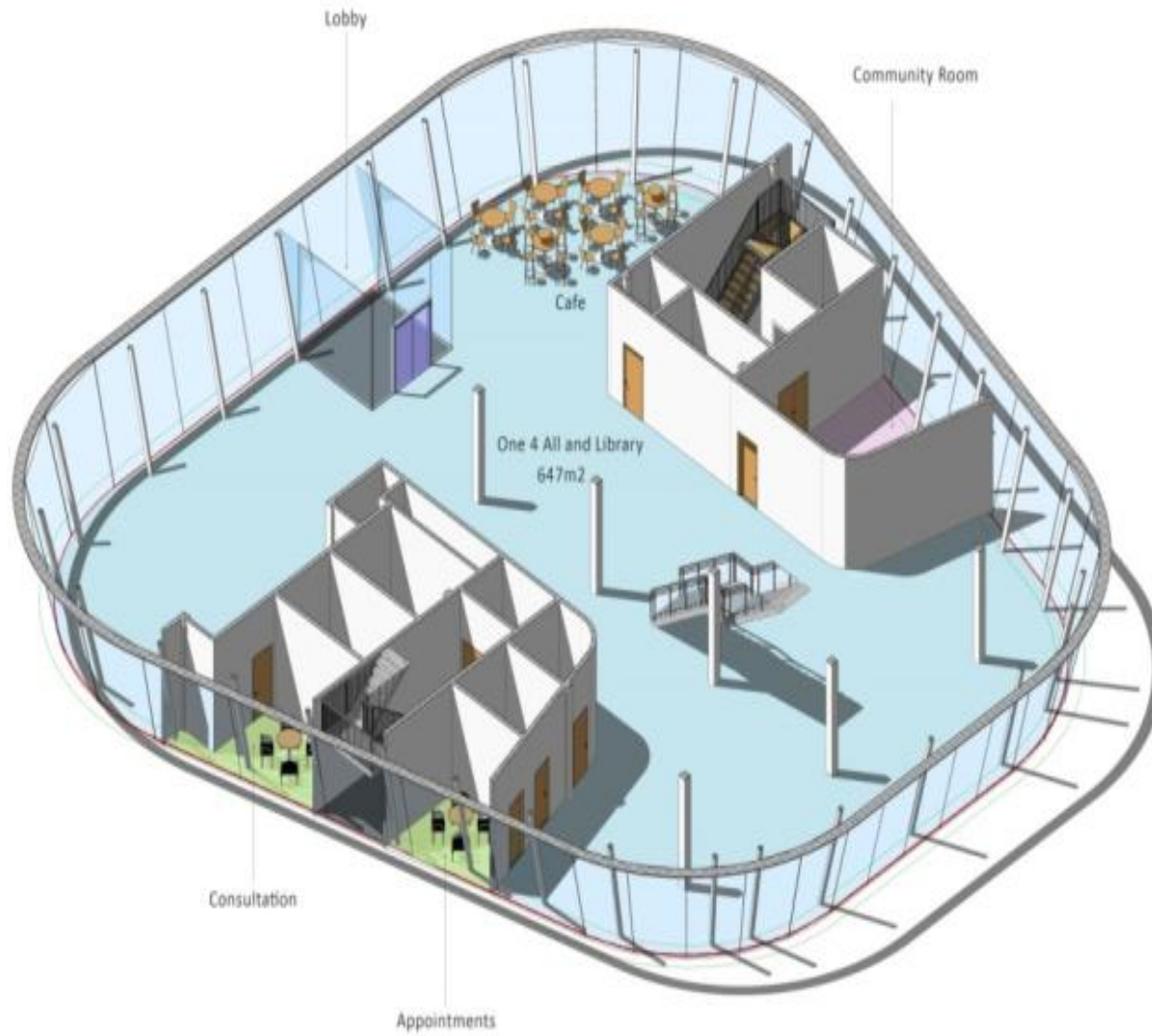
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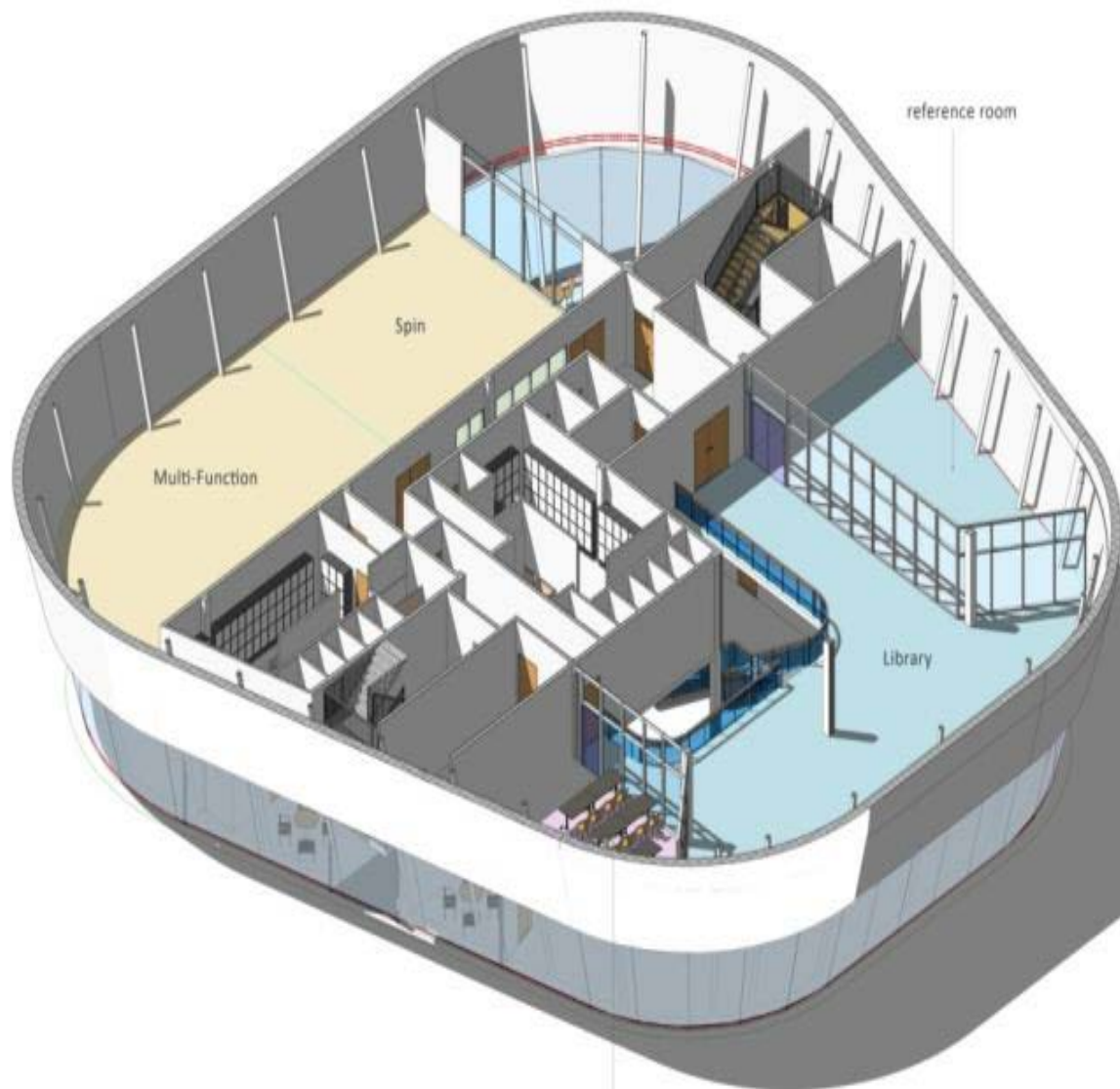
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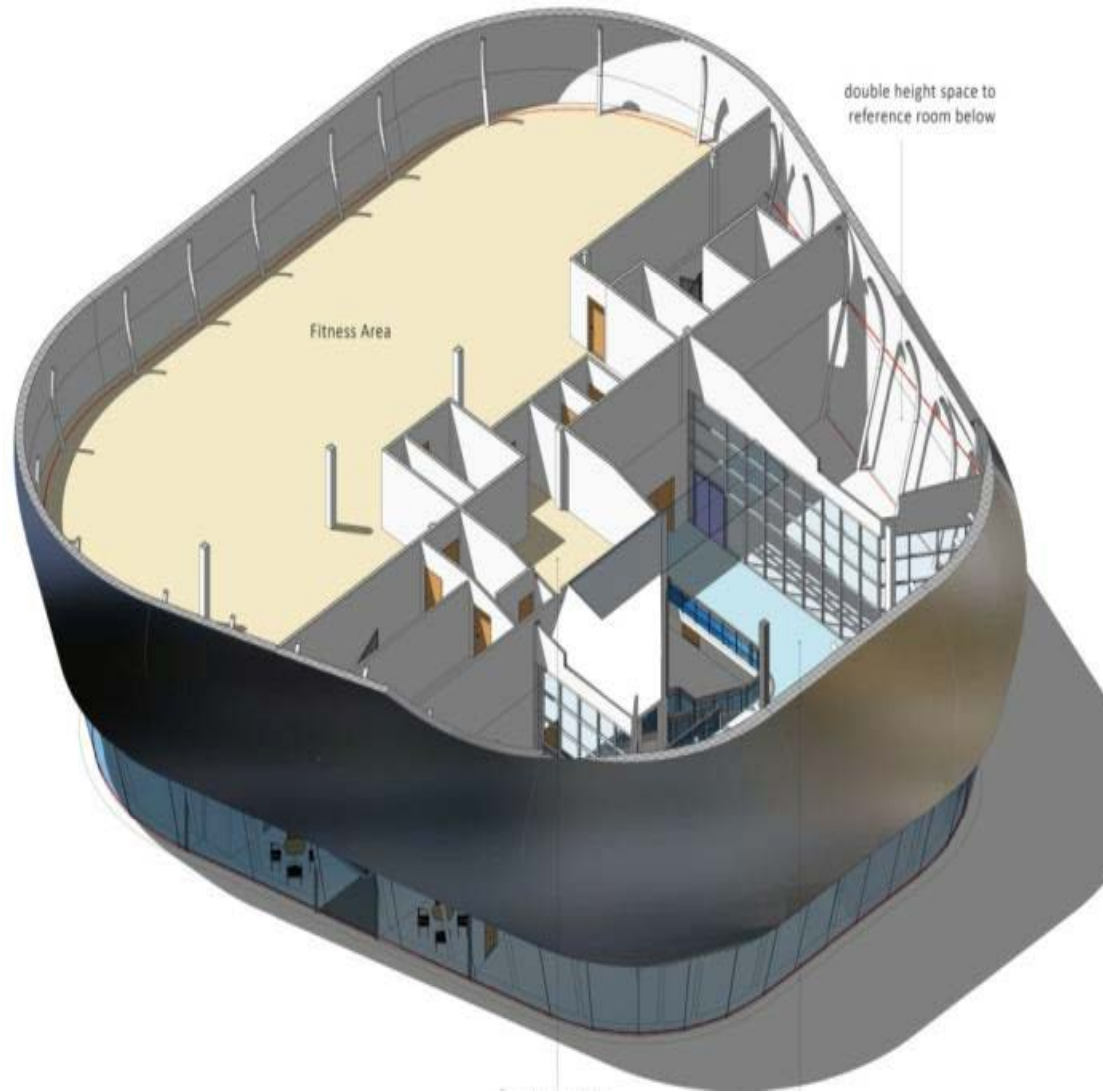
- Building C – steel framed; curved external walls formed with timber ribs sheathed with plywood or timber board
- Zinc tile cladding above ground level with zinc standing seam roof
- Acoustic separation vital



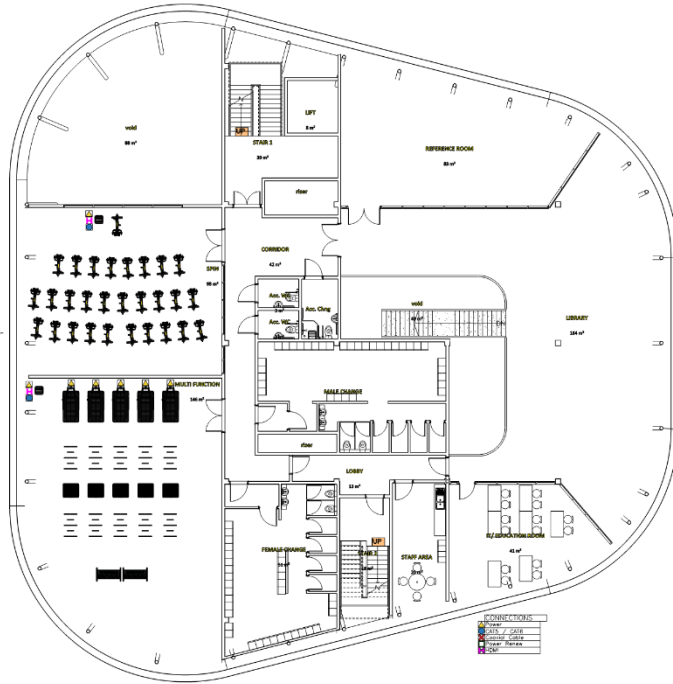




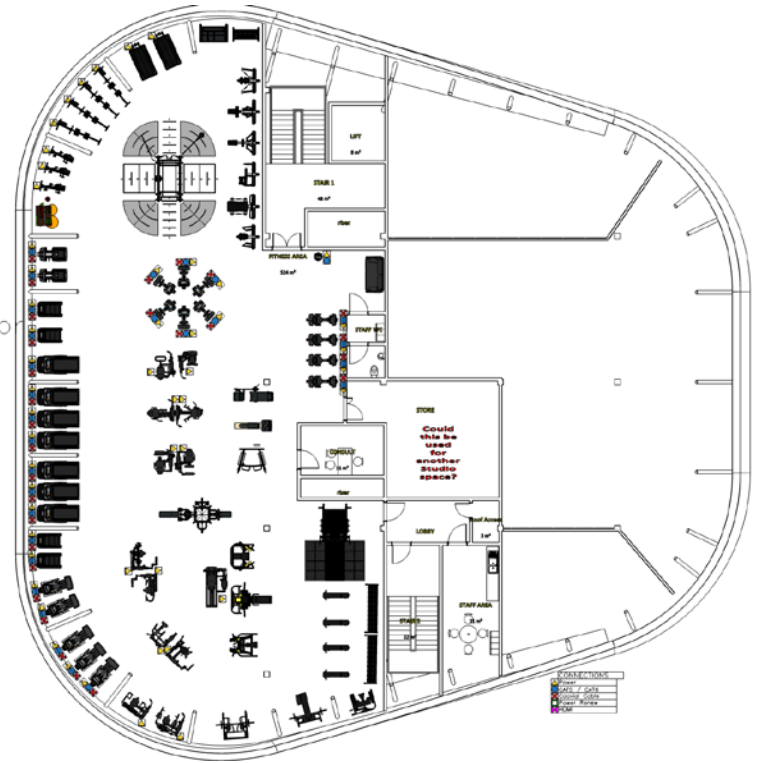




First Floor



Second Floor



# Looking ahead....

- MDDT team appointed December 2016
- Demolition due to complete end March 2017
- Contractor 2<sup>nd</sup> Stage Appointment Summer2017
- Stage 3 Completion end May 2017
- Pre Planning commences Summer 2017
- Planning Determined Autumn 2017
- Stage 4 Technical Design Completion Autumn 2017
- Construction start Late 2017 – Completion Summer 19

# TAFF VALE REDEVELOPMENT

Summary  
&  
Questions