

COFNOD O BENDERFYNIAD WEDI'I DDIRPRWYO GAN SWYDDOG
RECORD OF DELEGATED OFFICER DECISION

Penderfyniad Allweddol | Key Decision ✓

Mae'r Penderfyniad Wedi'i Ddirprwyo hwn wedi'i bennu yn 'Benderfyniad Allweddol' gan ei fod yn debygol o:

This Delegated Decision has been established as a 'Key Decision' as it is likely:

a) arwain at y Cyngor yn ysgwyddo gwariant sylweddol neu wneud arbedion sylweddol; to result in the Council incurring expenditure which is, or the making of savings which are, significant;

*

neu / or:

b) fod yn arwyddocaol o ran sut mae'n effeithio ar gymunedau sy'n byw neu'n gweithio mewn ardal sy'n cynnwys dwy etholaeth neu adran etholiadol neu ragor.

to be significant in terms of its effects on Communities living or working in an area comprising two or more electoral wards.

c) Eraill / Other:

PWNC | SUBJECT:

Pontypridd Police Station and Berw Road Car Park

DIBEN YR ADRODDIAD | PURPOSE OF THE REPORT:

The purpose of the report is to:-

- Seek approval to progress the demolition of the Pontypridd Police Station and the Berw Road Car Park as an enabling phase of the Northern Gateway town centre regeneration programme, in line with the approved Pontypridd Placemaking Plan and notes that Welsh Government Transforming Towns funding has been approved to support the delivery of the demolition works.

PENDERFYNIAD WEDI'I DDIRPRWYO | DELEGATED DECISION:

It is **AGREED** that:

The Council will progress the demolition works for the Pontypridd Police Station and Berw Road Car Park as part of the Northern Gateway regeneration programme.

Officers will undertake all necessary procurement and delivery activity to progress the demolition and it is noted that Welsh Government Transforming Towns funding will contribute to the demolition phase and authorise.

Llofnod y Prif Swyddog

Chief Officer Signature

 Simon Gale	Director, Housing and Regeneration	20 March 2026
Enw (priflythrennau) Name (Print Name)	Swydd Designation	Dyddiad Date

Mae'r penderfyniad yn cael ei wneud yn unol ag Adran 15 o Ddeddf Llywodraeth Leol 2000 (Swyddogaethau'r Corff Gweithredol) ac yn y cylch gorchwyl sy wedi'i nodi yn Adran 5 o Ran 3 o Gyfansoddiad y Cyngor.

The decision is taken in accordance with Section 15 of the Local Government Act, 2000 (Executive Functions) and in the terms set out in Section 5 of Part 3 of the Council's Constitution.

YMGYNGHORI | CONSULTATION

	Councillor Andrew Morgan OBE, Leader of the Council and Cabinet Member for Infrastructure & Investment	20 March 2026
LLOFNOD YR AELOD YMGYNGHO O'R CABINET CONSULTEE CABINET MEMBER SIGNATURE	ENW A SWYDD NAME AND DESIGNATION AND	DYDDIAD DATE

	Councillor Mark Norris, Cabinet Member for Regeneration and Housing	20 March 2026
LLOFNOD YR AELOD YMGYNGHOROL O'R CABINET CONSULTEE CABINET MEMBER SIGNATURE	ENW A SWYDD NAME AND DESIGNATION	DYDDIAD DATE

LLOFNODSWYDDOG YMGYNGHOROL CONSULTEE OFFICER SIGNATURE	ENW A SWYDD NAME AND DESIGNATION	DYDDIAD DATE

A FYDD Y PENDERFYNIAD YMA'N CAEL EFFAITH AR Y WARD?
WILL THIS DECISION HAVE AN IMPACT ON THE WARD?

BYDD | YES ✓ **NA FYDD | NO**

Unrhyw sylwadau pellach/Oes angen rhoi gwybod i'r Aelod Lleol:
Any further comments/Need for Local Member to be informed:

RHEOLAU'R WEITHDREFN GALW-I-MEWN | CALL IN PROCEDURE RULES.

A YW'R PENDERFYNIAD YN UN BRYD A HEB FOD YN DESTUN PROSES GALW-I-MEWN GAN Y PWYLLGOR TROSOLWG A CHRAFFU?:

IS THE DECISION DEEMED URGENT AND NOT SUBJECT TO CALL-IN BY THE OVERVIEW AND SCRUTINY COMMITTEE:

YDY | YES NAC YDY | NO

Rheswm dros fod yn fater bryd | Reason for Urgency:

To meet the grant funding requirements/timescales.

Os yw'n cael ei ystyried yn fater bryd - llofnod y Llywydd, y Dirprwy Lywydd neu Bennaeth y Gwasanaeth Cyflogedig yn cadarnhau cytundeb fod y penderfyniad arfaethedig yn rhesymol yn yr holl amgylchiadau iddo gael ei drin fel mater bryd, yn unol â rheol gweithdrefn trosolwg a chraffu 17.2:

If deemed urgent - signature of Presiding Member or Deputy Presiding Member or Head of Paid Service confirming agreement that the proposed decision is reasonable in all the circumstances for it being treated as a matter of urgency, in accordance with the overview and scrutiny procedure rule 17.2:



24.03.26

.....
(Llywydd | Presiding Member)

.....
(Dyddiad | Date)

DS - Os yw hwn yn benderfyniad sy'n cael ei ail-ystyried yna does dim modd galw'r penderfyniad i mewn a bydd y penderfyniad yn dod i rym o'r dyddiad mae'r penderfyniad wedi'i lofnodi.

NB - If this is a reconsidered decision then the decision Cannot be Called In and the decision will take effect from the date the decision is signed.

AT DDEFNYDD Y SWYDDFA YN UNIG | FOR OFFICE USE ONLY

DYDDIADAU CYHOEDDI A GWEITHREDU | PUBLICATION & IMPLEMENTATION DATES

CYHOEDDI | PUBLICATION

Cyhoeddi ar Wefan y Cyngor | Publication on the Council's Website:- 24.03.26

DYDDIAD | DATE

GWEITHREDU'R PENDERFYNIAD | IMPLEMENTATION OF THE DECISION

Nodwch: Fydd y penderfyniad hwn ddim yn dod i rym nac yn cael ei weithredu'n llawn nes cyn pen 3 diwrnod gwaith ar ôl ei gyhoeddi. Nod hyn yw ei alluogi i gael ei "Alw i Mewn" yn unol â Rheol 17.1, Rheolau Gweithdrefn Trosolwg a Chraffu.

Note: This decision will not come into force and may not be implemented until the expiry of 3 clear working days after its publication to enable it to be the subject to the Call-In Procedure in Rule 17.1 of the Overview and Scrutiny Procedure Rules.

Yn amodol ar y drefn "Galw i Mewn", caiff y penderfyniad ei roi ar waith ar:

Subject to Call In the implementation date will be:

N/A
DYDDIAD / DATE

WEDI'I GYMERADWYO I'W GYHOEDDI: ✓ | APPROVED FOR PUBLICATION :✓

Rhagor o wybodaeth | Further Information:

Cyfadran Directorate:	Housing and Regeneration
Enw'r Person Cyswllt Contact Name:	Martine Morgan-Evans
Swydd Designation:	Project Team Leader
Rhif Ffôn Telephone Number:	01443 281123



KEY DELEGATED DECISION

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

REPORT TO ACCOMPANY A DECISION OF THE DIRECTOR OF HOUSING AND REGENERATION

MARCH 2026

PONTYPRIDD NORTHERN GATEWAY – PHASE 1 DEMOLITION OF PONTYPRIDD POLICE STATION AND BERW ROAD CAR PARK

AUTHOR(s): Martine Morgan-Evans, Project Team Leader

1.0 PURPOSE OF THE REPORT

The purpose of the report is to:

- 1.1 Seek approval to progress the demolition of the Pontypridd Police Station and the Berw Road Car Park as an enabling phase of the Northern Gateway town centre regeneration programme, in line with the approved Pontypridd Placemaking Plan.
- 1.2 Notes that Welsh Government Transforming Towns funding has been approved to support the delivery of the demolition works.

2.0 RECOMMENDATIONS

It is recommended to:

- 2.1 Approve the progression of demolition works for the Pontypridd Police Station and Berw Road Car Park as part of the Northern Gateway regeneration programme
- 2.2 Note that Welsh Government Transforming Towns funding will contribute to the demolition phase.
- 2.3 Authorise officers to undertake all necessary procurement and delivery activity to progress the demolition.

3.0 REASONS FOR RECOMMENDATIONS

- 3.1 Demolition of the existing buildings is essential to unlock the wider regeneration potential of the Northern Gateway site and deliver the strategic objectives set out in the Pontypridd Placemaking Plan. The buildings are outdated and no longer meet modern design and accessibility standards.
- 3.2 The availability of Transforming Towns funding provides external financial support that will assist the Council in delivering the demolition phase alongside its broader regeneration priorities.

4.0 BACKGROUND

- 4.1 The Pontypridd Northern Gateway (Phase 1: Demolition) project is a key component of Rhondda Cynon Taf County Borough Council's long-term programme to regenerate Pontypridd town centre, as set out in the Pontypridd Placemaking Plan, which identifies the site as a major development opportunity.
- 4.2 A public consultation on the Pontypridd Placemaking Plan was undertaken between 1st March and 29th March 2022, inviting feedback from residents, businesses and key stakeholders on the proposed regeneration priorities for the town. The outcomes of the consultation were reported to Cabinet on 22nd June 2022, where the findings were considered and the recommended amendments were endorsed and the Placemaking Plan adopted.
- 4.3 The site comprises:
- The former Pontypridd Police Station; and
 - The Berw Road Multi-Storey Car Park
- 4.4 Both structures are in poor condition, outdated, and fail to meet modern accessibility and design standards. They currently detract from the town's arrival experience, and their demolition will unlock opportunities for redeveloping both the site and the wider Northern Gateway area.
- 4.5 Following South Wales Police's decision to vacate the building, the Council approved its acquisition via a Delegated Decision dated 22 March 2024, securing the site to support delivery of the wider regeneration programme and prevent further decline.
- 4.6 Technical assessments and feasibility studies have been undertaken, and full demolition has been identified as the most viable option, with retention or partial demolition ruled out due to:
- Structural deterioration
 - Insufficient design flexibility
 - The need to reconfigure surrounding junctions
 - Economic non-viability

- 4.7 Demolition will unlock 2,756.9 sqm of brownfield land, enabling future regeneration that aligns with the Pontypridd Placemaking Plan and wider Welsh Government objectives. An Options Appraisal Report and WelTAG assessment will shortly be available to set out priorities and inform redevelopment. Potential future uses include residential, commercial, and mixed-use development, modern parking provision, improved active travel connections, and better integration with transport infrastructure.
- 4.8 To support the next stages of redevelopment, a Phase 2 Options Report, supported by a WelTAG Lite assessment and traffic modelling, is being finalised to test a range of potential redevelopment scenarios and associated highway implications. This work provides the technical foundation for shaping the longer-term regeneration strategy for the Northern Gateway site.
- 4.9 The Phase 2 redevelopment work does not form part of this report and will be brought forward separately in a focused report outlining the findings of the options assessment, development opportunities, constraints, and recommendations.

5.0 TRANSFORMING TOWNS FUNDING APPROVAL

- 5.1 A funding application was submitted to Welsh Government under the Transforming Towns Programme and was recommended for approval at the January 2026 Regeneration Panel before Ministerial sign-off. It is important to note that the grant is for an eligible period up to 31 March 2027, based on spend incurred up to that date only.
- 5.2 A formal Offer Letter was issued on 17 February 2026.
- 5.3 Key Grant Details
- Total Welsh Government Award: £3,174,189
 - Funding Period: 12 November 2025 – 31 March 2027
 - Payment Mechanism: Quarterly in arrears (based on actual expenditure)
 - Total Project Value: £4,534,456
 - £3,174,189 Welsh Government
 - £1,360,336.50 Council and SPF match funding.

6.0 CURRENT PROGRAMME (AS OF FEBRUARY 2026)

- 6.1 Key Milestones
- Pre-Tender Activities: September 2025 – April 2026
 - Tender Preparation: April – June 2026
 - Tender Period: June – August 2026
 - Contract Award: August 2026
 - Contractor Mobilisation: August – September 2026
 - Demolition Start: September 2026
 - Main Demolition Works: September 2026 – January 2027

- Hoarding Installation: January – February 2027
- Project Completion: February 2027

7.0 EQUALITY AND DIVERSITY IMPLICATIONS / SOCIO-ECONOMIC DUTY

7.1 There are no equality or diversity implications arising directly from this report. However, a full Equality Impact Assessment will be required as part of the Phase 2 redevelopment, when detailed proposals are developed.

8.0 WELSH LANGUAGE IMPLICATIONS

8.1 There is no Welsh Language implication arising from this report.

9.0 CONSULTATION / INVOLVEMENT

9.1 Public consultation was undertaken as part of the development of the Pontypridd Placemaking Plan, within which the Northern Gateway site formed a key component.

9.2 As the Phase 2 redevelopment proposals progress, a further programme of consultation and engagement will be undertaken.

10.0 FINANCIAL IMPLICATION(S)

10.1 There are no direct financial implications arising from this report. The total approved funding from Welsh Government's Transforming Towns Programme amounts to £3,174,189, forming part of the overall £4,534,456 project value, alongside £1,360,336.50 in Council match funding and Shared Prosperity Fund (SPF) contributions. Should alternative external funding become available, the Council's match funding element could be reduced or replaced accordingly.

11.0 LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED

11.1 Acceptance of the funding offer places legal obligations on the Council in line with Welsh Government grant conditions.

11.2 All procurement and demolition activity will comply with relevant legislation and statutory requirements.

12.1 LINKS TO THE CORPORATE AND NATIONAL PRIORITIES AND THE WELL-BEING OF FUTURE GENERATIONS ACT.

12.1 The demolition supports the Council's Corporate Plan 2024–2030, specifically the objectives relating to town centre regeneration, sustainable development,

and local economic vitality. The project directly contributes to creating a more attractive, accessible and investable town centre environment, which is a core corporate priority.

12.2 The Northern Gateway forms a key project within the wider Pontypridd Placemaking Plan, aligning the Council's regeneration activity with national ambitions for economic growth, resilient communities, sustainable transport, and improved well-being outcomes.

12.3 The proposal also aligns with the Council's Service Improvement Plans (SIPs) by enabling future development that supports employment, encourages inward investment, and contributes to long-term environmental and economic sustainability. The demolition works will unlock redevelopment opportunities that support active travel connectivity, modern infrastructure provision, and high-quality place-making, helping to deliver the Council's long-term ambitions for Pontypridd and the wider county borough.

13.0 STRATEGIC OR RELEVANT TO ELECTORAL WARDS

13.1 The proposal will have impact on the Pontypridd Central Ward.

14.0 CONCLUSION

14.1 The demolition of the Pontypridd Police Station and Berw Road Car Park represents a critical first step in unlocking the full regeneration potential of the Northern Gateway site. The existing structures are outdated, in poor condition, and no longer support the strategic objectives set out in the Pontypridd Placemaking Plan. Their removal will enable the Council to bring forward high-quality redevelopment opportunities that enhance town centre accessibility, attractiveness and long-term economic vitality.

14.2 Welsh Government Transforming Towns grant funding provides significant external investment to support the delivery of the demolition phase.

14.3 Approval of the demolition works will allow officers to progress procurement and delivery activity in line with the agreed programme, ensuring the site is prepared for the next stage of redevelopment. Detailed proposals for Phase 2 will be subject to a separate report once the ongoing options assessment and WeITAG work have concluded.

Other Information: -

Relevant Scrutiny Committee

Climate Change, Frontline Services and Prosperity Scrutiny Committee