

**Treforest Industrial Estate and Parc Nantgarw
Local Development Order**

**Adopted Version
8th August 2017**

Rhondda Cynon Taf County Borough Council



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Treforest Industrial Estate and Parc Nantgarw Local Development Order 2017

Definitions

In this Order:

All definitions in the Town and Country Planning (General Permitted Development) Order 1995 (as amended) apply to this Local Development Order, except where otherwise defined within this Order.

“Area 1” constitutes the following land:

- Land that falls within 35 metres of the boundary of a residential curtilage;
- Land that falls within 10 metres of the railway line, identified as shaded in green within Schedule 5;
- Land which forms part of recorded mine entries or is within their zone of influence;
- Land that falls within 10 metres of a building listed for its special historical or architectural interest under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended);
- Land that falls within 7 metres of an open watercourse;
- Land that falls within the 165 metre easement for the high pressure gas main, identified as edged in brown within Schedule 5;

“Area 2” constitutes the land that is shaded in red in Schedule 6;

“Area 3” constitutes the land that does not fall within Areas 1, 2 or 4;

“Area 4” constitutes the land that is shaded in blue in Schedule 7;

“Building” is defined as a building which is primarily there to provide floor space for a specific purpose;

“EIA Development” has the same meaning as in regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016;

“Extension” is defined as an increase in the volume of a building or a structure;

“External works” are defined as works to areas of the site other than buildings, including the erection of enclosures, hard landscaping, lighting, renewable energy developments and vehicle charging points;

“Floor space” means the total floor space in a building or buildings;

“Highest point of the roof” is defined as the highest point of the roof structure, excluding any chimneys, antenna or other structures attached to the roof;

“Land” is defined as land where it falls within the boundary of the LDO, including that which is covered by buildings and structures;

“Open watercourse” is defined as the channel of any part of a watercourse that is not culverted;

“Shelter” is defined as a largely open structure with a roof which is primarily used as shelter from inclement weather while outside, such as bicycle shelters, bus shelters, smoking shelters and trolley shelters;

“Site” is defined as the land which forms an operational planning unit, or will form an operational planning unit following development permitted by the LDO;

“Structure” is defined as a structure which rises above ground level, but is not primarily there to provide any floor space for a specific purpose.

Treforest Industrial Estate and Parc Nantgarw Local Development Order

1. This Local Development Order (“LDO”) is made by the Rhondda Cynon Taf County Borough Council (“the Council”) under Section 61A of the Town and Country Planning Act 1990 (as amended) and shall be known as The Treforest Industrial Estate and Parc Nantgarw Local Development Order 2017.
2. This LDO takes effect on the date that it is adopted by the Council and will remain in force for a 10 year period from its adoption following which the LDO shall lapse.
3. This LDO applies to the land edged red on the map attached as Schedule 1 only.
- 4. This LDO grants planning permission for developments within Schedule 2, subject to the exclusions, limitations and conditions as set out in this Order.**
5. Nothing in this LDO grants planning permission for development which is EIA Development.
6. Nothing in this LDO grants planning permission for development affecting a listed building within the meaning of Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990, or within the curtilage of a listed building.
7. Nothing in this LDO grants planning permission for developments containing the following on any sites:
 - i. Any boilers where the total output is above 5 Megawatts (thermal);
 - ii. Any boilers or furnaces run on biomass where the total output is above 50 Kilowatts (thermal);
 - iii. 300 or more additional vehicle parking spaces.
8. This LDO can be revoked or revised at any time prior to it lapsing after 10 years from being adopted.
9. Should permission granted by the LDO be withdrawn due to the Order being revoked or revised or lapsing following the 10 year period after its adoption, any development commenced under the version of the Order in force at the time of commencement is permitted to be completed.
10. Nothing in this LDO grants planning permission for development that is contrary to a condition on a planning permission unless the reason for that condition has the effect of stating that the condition is for the purpose of clarifying the extent of the permission granted.

Schedule 1- LDO Boundary



Schedule 2- Developments Permitted by the LDO

Part 1- Area 1

A. Permitted Development within Area 1:

- i. Change of use of land, where the land forms part of a site where a change of use is permitted within another part of this schedule.

B. Development Not Permitted within Area 1:

- i. Part 1 does not permit operational development within Area 1;
- ii. Where development is permitted on a site which involves the change of use of land that falls within Area 1, no part of the land within Area 1 shall actually be used on an operational basis for any purpose for which it is not currently used.

C. Conditions- Development is permitted by Part 1 subject to the following conditions:

- i. The receipt of a letter of compliance, as set out in Schedule 3;
- ii. The conditions set out in Schedule 4, where these are relevant to the development permitted.

Part 2- Area 2

A. Permitted Development within Area 2- Alterations to Existing Buildings and Structures, External Works and Provision of Shelters:

- i. Alterations to existing buildings and structures that do not increase the volume of the building or structure;
- ii. External works;
- iii. The provision of shelters.

B. Development Not Permitted within Area 2- Alterations to Existing Buildings and Structures, External Works and Provision of Shelters:

- i. Development is not permitted by Part 2A unless the site is considered to have low potential for containing a bat roost or the works are considered to have a low potential of impacting on bats, or a satisfactory bat survey has been received;
- ii. Part 2A does not permit any development which results in the increase in height of an existing building or structure, with the exception of renewable energy developments, air conditioning units and broadband infrastructure;
- iii. Part 2A does not permit renewable energy developments, broadband infrastructure and air conditioning units attached to an existing or permitted building or structure, that protrude more than 5 metres from the highest part of the roof of a building or the highest point of any structure;
- iv. Part 2A does not permit shelters more than 3 metres in height or more than 25 square metres in footprint;
- v. Part 2A does not permit structures or engineering operations that constitute external works where they are more than 3 metres in height to the highest point from the existing ground level, with the exception of broadband infrastructure;
- vi. Part 2A does not permit structures or shelters to be erected, or the altering of ground levels to be carried out, within 3 metres of a sewer or water main, with the exception of boundary fences, unless Dwr Cymru Welsh Water provide evidence that they consider this satisfactory or that they are satisfied the sewer or water main can be diverted.

C. Conditions and Limitations within Area 2- Alterations to Existing Buildings and Structures, External Works and Provision of Shelters. Development is permitted by Part 2D subject to the following conditions:

- i. The receipt of a letter of compliance, as set out in Schedule 3;
- ii. The conditions set out in Schedule 4, where these are relevant to the development permitted;
- iii. All developments must be incidental or ancillary to the permitted use of the land.

D. Permitted Development within Area 2- Change of Use of Existing Retail Uses to another Retail Use:

- i. The changes of use of land, buildings and structures from any existing A1, A2 or A3 use as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) to any other use within Class A of that Order.

E. Development Not Permitted within Area 2- Change of Use of Existing Retail Uses to another Retail Use:

- i. Any form of operational development is not permitted by Part 2D.

F. Conditions and Limitations within Area 2- Change of Use of Existing Retail Uses to another Retail Use. Development is permitted by Part 2G subject to the following conditions:

- i. The receipt of a letter of compliance, as set out in Schedule 3;
- ii. The conditions set out in Schedule 4, where these are relevant to the development permitted.

Part 3- Area 3

A. Permitted Development within Area 3- Land, Buildings and Structures for Specific Uses:

i. The development of land, buildings and structures for the following existing or proposed uses, or for a purpose which is ancillary or incidental to the use of a site for one of the following:

- Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended);
- Vehicle hire and sales;
- Plant hire;
- Builders yards;
- Industrial laundries;
- Gymnasium and fitness facilities; and
- Vocational training facilities.

B. Development Not Permitted within Area 3- Land, Buildings and Structures for Specific Uses:

i. Development is not permitted by Part 3A unless the site is considered to have low potential for containing a bat roost or the works are considered to have a low potential of impacting on bats, or a satisfactory bat survey has been received;

ii. Part 3A does not permit buildings, extensions or structures within 2 metres of the boundary of a site, with the exception of means of enclosure and broadband infrastructure;

iii. Part 3A does not permit buildings, extensions or structures within 5 metres of the boundary of a site with a highway, with the exception of means of enclosure and broadband infrastructure;

iv. Part 3A does not permit buildings, structures or extensions more than 20 metres 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;

v. Part 3A does not permit buildings, extensions or structures more than 10 metres in height, 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;

vi. Part 3A does not permit renewable energy developments, broadband infrastructure and air conditioning units attached to an existing or permitted building or structure, that protrude more than 5 metres from the highest part of the roof of a building or the highest point of any structure;

vii. Part 3A does not permit buildings, extensions or structures to be erected, or the altering of ground levels to be carried out, within 3 metres of a sewer or water main, with the exception of boundary fences, unless Dwr Cymru Welsh Water provide evidence that they consider this satisfactory or that they are satisfied the sewer or water main can be diverted.

C. Conditions and Limitations within Area 3- Land, Buildings and Structures for Specific Uses. Development is permitted by Part 3A subject to the following conditions:

i. The receipt of a letter of compliance, as set out in Schedule 3;

ii. The conditions set out in Schedule 4, where these are relevant to the development permitted.

D. Limitations- Land, Buildings and Structures for Specific Uses. Limitations to development permitted by Part 3A:

i. Where a site was clear of buildings on 31st December 2015 and is to be developed, the buildings permitted under the LDO are limited to a maximum floor space of 2,500 square metres or to covering a maximum of 50% of the area of the site, whichever is the lesser;

ii. Where a site contained buildings on 31st December 2015, the total area of any redevelopment, new buildings or extensions permitted under the LDO is limited to a maximum floor space of the floorspace existing on that date plus 2,500 square metres or 150% of the size of the total footprint of the existing buildings on this date, whichever is the lesser.

E. Permitted Development within Area 3- Alterations to Existing Buildings and Structures, External Works and Provision of Shelters:

- i. Alterations to existing buildings and structures that do not increase the volume of the building or structure;
- ii. External works;
- iii. The provision of shelters.

F. Development Not Permitted within Area 3- Alterations to Existing Buildings and Structures, External Works and Provision of Shelters:

- i. Development is not permitted by Part 3E unless the site is considered to have low potential for containing a bat roost or the works are considered to have a low potential of impacting on bats, or a satisfactory bat survey has been received;
- ii. Part 3E does not permit any development which results in the increase in height of an existing building or structure, with the exception of renewable energy developments, air conditioning units and broadband infrastructure;
- iii. Part 3E does not permit renewable energy developments, broadband infrastructure and air conditioning units attached to an existing or permitted building or structure, that protrude more than 5 metres from the highest part of the roof of a building or the highest point of any structure;
- iv. Part 3E does not permit shelters more than 3 metres in height or more than 25 square metres in footprint;
- v. Part 3E does not permit structures or engineering operations that constitute external works where they are more than 3 metres in height to the highest point from the existing ground level, with the exception of broadband infrastructure;
- vi. Part 3E does not permit structures or shelters to be erected, or the altering of ground levels to be carried out, within 3 metres of a sewer or water main, with the exception of boundary fences, unless Dwr Cymru Welsh Water provide evidence that they consider this satisfactory or that they are satisfied the sewer or water main can be diverted.

G. Conditions and Limitations within Area 3- Alterations to Existing Buildings and Structures, External Works and Provision of Shelters. Development is permitted by Part 3E subject to the following conditions:

- i. The receipt of a letter of compliance, as set out in Schedule 3;
- ii. The conditions set out in Schedule 4, where these are relevant to the development permitted;
- iii. All developments must be incidental or ancillary to the permitted use of the land.

H. Permitted development with Area 3- Change of Use of Existing Retail Uses to another Retail Use:

i. The changes of use of land, buildings and structures from any existing A1, A2 or A3 use as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) to any other use within Class A of that Order.

I. Development Not Permitted within Area 3- Change of Use of Existing Retail Uses to another Retail Use:

i. Any form of operational development is not permitted by Part 3H.

J. Conditions and Limitations within Area 3- Change of Use of Existing Retail Uses to another Retail Use. Development is permitted by Part 3E subject to the following conditions:

i. The receipt of a letter of compliance, as set out in Schedule 3;

ii. Conditions set out in Schedule 4, where these are relevant to the development permitted.

Part 4- Area 4

A. Permitted Development within Area 4- Land, Buildings and Structures for Specific Uses:

i. The development of land, buildings and structures for the following existing or proposed uses, or for a purpose which is ancillary or incidental to the use of a site for one of the following:

- Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended);
- Vehicle hire and sales;
- Plant hire;
- Builders yards;
- Industrial laundries;
- Gymnasium and fitness facilities;
- Vocational training facilities; and
- Classes A1, A2 and A3 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

B. Development Not Permitted within Area 4- Land, Buildings and Structures for Specific Uses:

i. Development is not permitted by Part 4A unless the site is considered to have low potential for containing a bat roost or the works are considered to have a low potential of impacting on bats, or a satisfactory bat survey has been received.

ii. Part 4A does not permit buildings, extensions or structures within 2 metres of the boundary of a site, with the exception of means of enclosure and broadband infrastructure;

iii. Part 4A does not permit buildings, extensions or structures within 5 metres of the boundary of a site with a highway, with the exception of means of enclosure and broadband infrastructure;

iv. Part 4A does not permit buildings, structures or extensions more than 20 metres in height to the highest point of the roof of a building or the highest point of any structure, with the exception renewable energy developments, air conditioning units and broadband infrastructure attached to an existing or permitted building or structure;

v. Part 4A does not permit buildings, structures or extensions more than 20 metres 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;

vi. Part 4A does not permit renewable energy developments, broadband infrastructure and air conditioning units attached to an existing or permitted building or structure, that protrude more than 5 metres from the highest part of the roof of a building or the highest point of any structure;

vii. Part 4A does not permit buildings, extensions or structures to be erected, or the altering of ground levels to be carried out, within 3 metres of a sewer or water main, with the exception of boundary fences, unless Dwr Cymru Welsh Water provide evidence that they consider this satisfactory or that they are satisfied the sewer or water main can be diverted.

C. Conditions and Limitations within Area 4- Land, Buildings and Structures for Specific Uses. Development is permitted by Part 4A subject to the following conditions:

i. The receipt of a letter of compliance, as set out in Schedule 3;

ii. The conditions set out in Schedule 4, where these are relevant to the development permitted;

D. Limitations- Land, Buildings and Structures for Specific Uses. Limitations to development permitted by Part 4A:

i. Part 4A only permits development under Use Classes A1, A2 and A3 where the total gross internal floor space in any unit used for that purpose, including storage, staff welfare and office space, would be 300 square metres or less;

ii. Any individual A1, A2 or A3 unit or extension permitted by Part 4A shall remain as that unit, or in the case of an extension part of the unit for which it was permitted, and shall not be joined with any other unit at any point in time to become a larger unit for an A1, A2 or A3 purpose;

iii. Where a site was clear of buildings on 31st December 2015 and is to be developed, the buildings permitted under the LDO are limited to a maximum floor space of 2,500 square metres or to covering a maximum of 50% of the area of the site, whichever is the lesser;

iv. Where a site contained buildings on 31st December 2015, the total area of any redevelopment, new buildings or extensions permitted under the LDO is limited to a maximum floor space of the floorspace existing on that date plus 2,500 square metres or 150% of the size of the total footprint of the existing buildings on that date, whichever is the lesser.

E. Permitted Development within Area 4- Alterations to Existing Buildings and Structures, External Works and Provision of Shelters

- i. Alterations to existing buildings and structures that do not increase the volume of the building or structure;
- ii. External works;
- iii. The provision of shelters.

F. Development Not Permitted within Area 4- Alterations to Existing Buildings and Structures, External Works and Provision of Shelters

- i. Development is not permitted by Part 4E unless the site is considered to have low potential for containing a bat roost or the works are considered to have a low potential of impacting on bats, or a satisfactory bat survey has been received;
- ii. Part 4E does not permit any development which results in the increase in height of an existing building or structure, with the exception of renewable energy developments, air conditioning units and broadband infrastructure;
- iii. Part 4E does not permit renewable energy developments, broadband infrastructure and air conditioning units attached to an existing or permitted building or structure, that protrude more than 5 metres from the highest part of the roof of a building or the highest point of any structure.
- iv. Part 4E does not permit shelters more than 3 metres in height or more than 25 square metres in footprint;
- v. Part 4E does not permit structures or engineering operations that constitute external works where they are more than 3 metres in height to the highest point from the existing ground level, with the exception of broadband infrastructure;
- vi. Part 4E does not permit structures or shelters to be erected, or the altering of ground levels to be carried out, within 3 metres of a sewer or water main, with the exception of boundary fences, unless Dwr Cymru Welsh Water provide evidence that they consider this satisfactory or that they are satisfied the sewer or water main can be diverted.

G. Conditions and Limitations within Area 4- Alterations to Existing Buildings and Structures, External Works and Provision of Shelters. Development is permitted by Part 4E subject to the following conditions:

- i. The receipt of a letter of compliance, as set out in Schedule 3;
- ii. The conditions set out in Schedule 4, where these are relevant to the development permitted;
- iii. All developments must be incidental or ancillary to the permitted use of the land.

H. Permitted development with Area 4- Change of Use of Existing Retail Uses to another Retail Use:

i. The changes of use of land, buildings and structures from any existing A1, A2 or A3 use as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) to any other use within Class A of that Order.

I. Development Not Permitted within Area 4- Change of Use of Existing Retail Uses to another Retail Use:

i. Any form of operational development is not permitted by Part 4H

J. Conditions and Limitations within Area - Change of Use of Existing Retail Uses to another Retail Use. Development is permitted by Part 4I subject to the following conditions:

i. The receipt of a letter of compliance, as set out in Schedule 3;

ii. The conditions set out in Schedule 4, where these are relevant to the development permitted.

Schedule 3- Letter of Compliance

A. No development permitted by this Local Development Order (LDO) shall commence until:

- i. An application form, plans and other documents have been received as set out in Schedule 8 to the LDO;
- ii. A letter has been issued by the Local Planning Authority confirming the proposed development complies with Schedule 1 and 2 of the LDO; and
- iii. The conditions set out in Schedule 4 have where relevant been discharged.

Schedule 4- Conditions Schedule

A. Where development is permitted by the LDO, it shall comply with the conditions as set out below.

Condition no.	The developments permitted by the LDO that the condition applies to	Condition	Reason
1.	All development.	The development shall be commenced before the expiration of five years from the date of letter set out in Schedule 3.	Reason: To ensure there is an appropriate time limit on the implementation of a development.
2.	Development where retaining walls are proposed which are over 1 metre high.	The development shall not be commenced until details and design calculations of any retaining walls have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	Reason: In the interests of public safety.
3.	Development where the means of access is proposed to be changed or the existing access does not meet the standard required for the development proposed.	The development shall not be commenced until details of the means of access, together with the vision splays, have been submitted to and approved in writing by the Local Planning Authority. The access and vision splays shall be provided in accordance with the approved details prior to the development being brought into beneficial use and shall be retained as such thereafter.	Reason: In the interests of highway safety.
4.	Development where	The development shall not be commenced until details of a turning	Reason: To ensure that

	the turning space is proposed to be changed or the existing access does not meet the standard required for the development proposed.	space, to enable vehicles to enter and leave the site in a forward gear, has been submitted to and approved in writing by the Local Planning Authority. The turning space shall be provided in accordance with the approved details prior to the development being brought into beneficial use shall be retained as such thereafter.	adequate on site turning facilities are provided in the interests of highway safety.
5.	Development of vacant sites, the complete redevelopment of sites, and development where existing landscaping is proposed to be removed.	The development shall not be brought into beneficial use until there has been submitted to and approved in writing by the Local Planning Authority a comprehensive scheme of landscaping, which shall include indications of all existing trees (including spread and species) and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development. It is expected that the scheme will include the retention of existing mature and structural landscaping. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following beneficial use or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.	Reason: To ensure that the new development will be visually attractive.
6.	Development of vacant sites, the complete redevelopment of sites and developments where the existing storage	The development shall not be commenced until details of the proposed refuse storage and collection facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the development being brought into beneficial use, and shall be retained thereafter.	Reason: To ensure refuse arising from the development is appropriately managed.

	arrangements for refuse will no longer be there.		
7.	New buildings and extensions, and developments where parking is to be removed.	The development shall not be commenced until details of space to be laid out within the site for vehicles to be parked and secure cycle parking racks or cages have been submitted to and approved in writing by the Local Planning Authority. The provision shall be in accordance with the parking standards as set out in the Supplementary Planning Guidance: "Delivering Design and Placemaking: Access, Circulation, & Parking Requirements" (March 2011). The parking shall be provided in accordance with the approved details, prior to the development being brought into beneficial use and shall not thereafter be used for any purpose other than the parking of vehicles and cycles.	Reason: To ensure that vehicles are parked off the highway in the interests of highway safety.
8.	New buildings and extensions.	The development shall not be commenced until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be provided in accordance with the approved details prior to the development being brought into beneficial use.	Reason: To ensure adequate disposal of foul and surface water.
9.	New buildings and extensions.	The development shall not be commenced until a safe method of pedestrian access has been submitted to and approved in writing by the Local Planning Authority. The pedestrian access shall be provided in accordance with the approved details.	Reason: In the interests of pedestrian safety.

10.	New buildings and extensions.	The development shall not be commenced until the materials to be used in the construction of the external surfaces of the buildings and external areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings.
11.	New buildings and extensions where the site, or part of the site, falls within a Coal Mining High Risk Area.	The development shall not be commenced until a Coal Mining Risk Report has been submitted to and approved in writing by the Local Planning Authority. The report shall be sufficiently detailed to establish if any ground precautions are necessary in relation to the proposed development and the precautions that will be adopted in the design and construction of the proposed development in order to minimise any damage which might arise as a result of ground condition. The development shall be carried out in accordance with the approved details.	Reason: The site may be unstable due to past coal mining activity and as such a report is required to ensure satisfactory precautions are taken.
12.	New buildings and extensions where the site has been identified as potentially contaminated due to its past use.	<p>The development shall not be commenced until a scheme to deal with contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures:</p> <p>A desk-top study to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk top study should contain a conceptual site model;</p> <p>A site investigation shall be carried out to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been agreed in writing with the Local Planning Authority; and</p>	Reason: To ensure satisfactory measures are taken to address any contamination, in the interest of health and safety and environmental amenity.

		A written method statement for the remediation of contamination affecting the site.	
13.	Sites where condition 12 is relevant.	The development shall not be brought into beneficial use until the measures approved in the scheme approved in condition 12 have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority.	Reason: To ensure satisfactory measures are taken to address any contamination, in the interest of health and safety and environmental amenity.
14.	Sites where condition 12 is relevant.	If during development works any contamination is encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals in condition 12, then work shall cease and revised contamination proposals shall be submitted to and approved in writing by the Local Planning Authority prior to the development re-commencing. The development shall be re-commenced in accordance with the new approved details.	Reason: To ensure satisfactory measures are taken to address any contamination, in the interest of health and safety and environmental amenity.
15.	Sites where condition 12 is relevant.	Piling or any other foundation designs using penetrative methods shall only be permitted where it has been demonstrated that there is no resultant unacceptable risk to groundwater, and where a scheme for this has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details	Reason: There is an increased potential for pollution of controlled waters from inappropriate methods of piling.
16.	New buildings which are within the C1 and	The development shall not be commenced until details of the finished ground floor level is submitted to and approved in writing	Reason: To ensure that the floor levels of any proposed

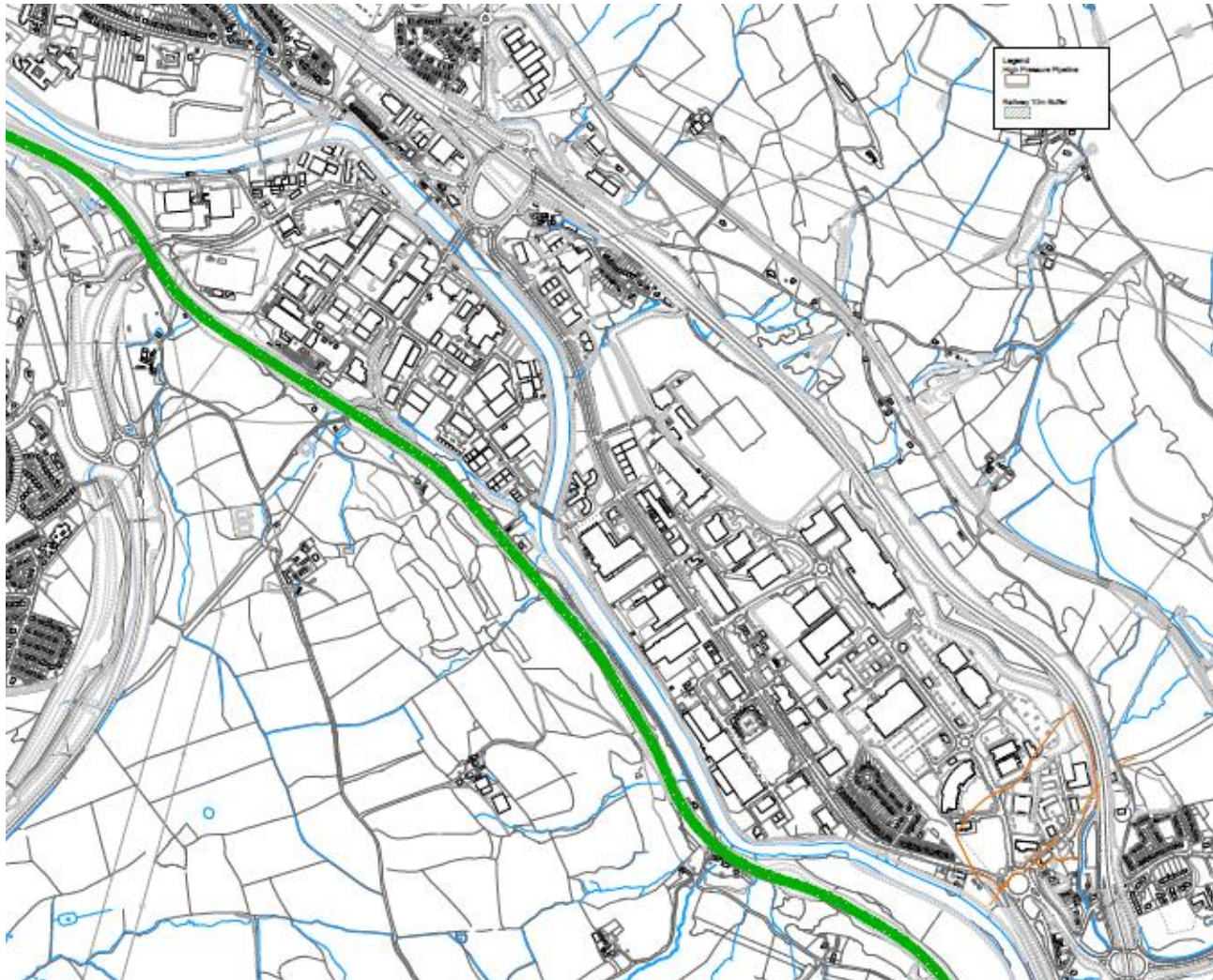
	C2 zones on the Welsh Government's Development Advice Map.	by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	buildings are above the flood level.
17.	New buildings and extensions which are over 250 square metres in floor space and are within the C1 and C2 zones on the Welsh Government's Development Advice Map.	The development shall not be brought into beneficial use until a flood emergency / flood evacuation plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented in accordance with the approved details.	Reason: In the interests of public safety.
18.	New buildings and extensions which are over 250 square metres in floor space.	The development shall not be brought into beneficial use until a Travel Plan is submitted to and approved in writing by the Local Planning Authority setting out how the development will contribute to achieving a reduction in car journeys. The development shall operate in accordance with the approved details.	Reason: To minimise the impact that development has on the traffic using the local highway network.
19.	All development within 20 metres of the bank of the River Taff involving additional external lighting.	The development shall not be commenced until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	Reason: To minimise the impact that the development has on bats.
20.	All developments where bats and nesting birds are likely to be affected	The development shall not be commenced until a Wildlife Protection Plan for Construction has been submitted to and approved in writing by the local planning authority. The plan shall include:	Reason: To afford protection to animal and plant species, particularly bats and birds.

- a. An appropriate scale plan showing 'Wildlife Protection Zones' where construction activities are restricted and where protective measures will be installed or implemented;
- b. Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- c. A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed (such as nesting bird season).
- d. Persons responsible for:

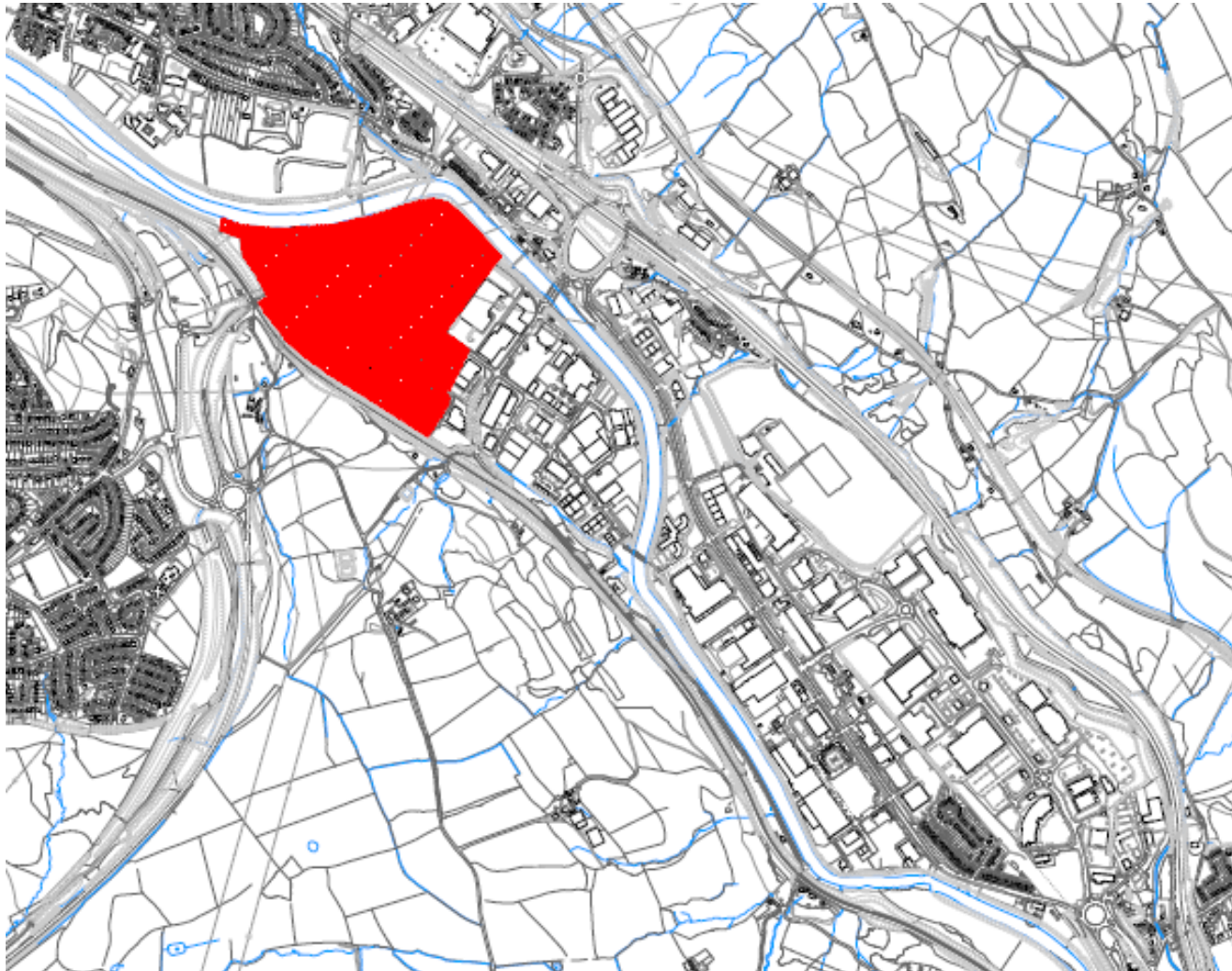
- Compliance with legal consents relating to nature conservation;
- Compliance with planning conditions relating to nature conservation;
- Installation of physical protection measures during construction;
- Implementation of sensitive working practices during construction;
- Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
- Provision of training and information about the importance of the 'Wildlife Protection Zones' to all construction personnel on site.

All construction activities shall be implemented with the approved details and timing of the plan.

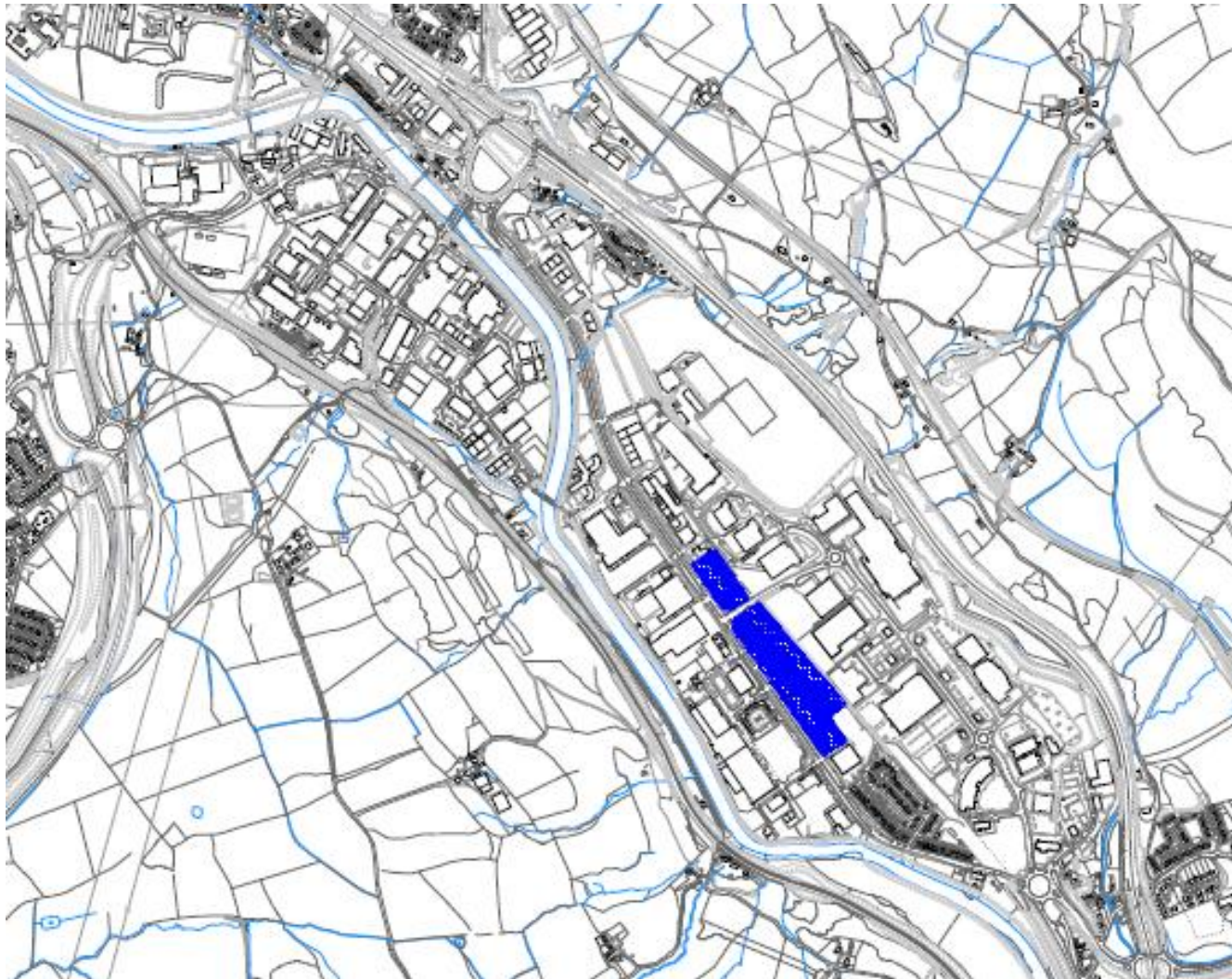
Schedule 5- Plan showing Gas Pipe and Railway Line



Schedule 6- Area 2



Schedule 7- Area 4 (Retail Zone)



Schedule 8- Application Form

Rhondda Cynon Taf County Borough Council
Application for a Determination of Compliance with Schedules 1 and 2 of the
Treforest Industrial Estate and Parc Nantgarw Local Development Order

1. Applicant Details

Name:

Address:

Telephone Number:

Email:

2. Agent Details

Name:

Address:

Telephone Number:

Email:

3. Description of the Proposal

Description:

Is this development a (tick all that apply):

Change of use of an existing building or site?;

The redevelopment of a vacant site?;

A new building or structure?;

An extension to an existing building?;

Minor improvement works to an existing site or building?;

A new retail (A1, A2 or A3 use class) building?

4. Site Address

5. Existing Use

6. Existing Buildings and Trees on the Site

Are there any existing buildings on the site? Yes/No (please delete as appropriate)

Approximate date when buildings were constructed:

Are any buildings proposed to be demolished as part of the proposal? Yes/No (please delete as appropriate)

Were there any buildings on the site that have been demolished? Yes/No (please delete as appropriate)

Date of demolition:

Will the proposal involve re-roofing works? Yes/No (please delete as appropriate)

Will the proposal involve cutting into an existing roof structure or the removing of/alterations to an existing roof structure? Yes/No (please delete as appropriate)

Are there any mature trees on the site? Yes/No (please delete as appropriate)

Are there mature trees proposed to be felled, or works to mature trees as part of the proposal? Yes/No (please delete as appropriate)

Are you aware if any bats (or evidence of bats) have been found in association with, or seen emerging from, any buildings, trees or other structures on the site? Yes/No (please delete as appropriate)

Are any birds nesting on the site or known to use the site for nesting? Yes/No (please delete as appropriate)

7. Proposed Use

8. Floor Space and Employment

Existing gross internal floor space on the site (square metres):

Gross internal floor space to be lost by demolition (square metres):

Total gross internal floor space proposed on the site (square metres):

Total gross internal floor space within an A1 use (including storage, office space, etc):

Net additional gross internal floor space following development (square metres):

How many people are currently employed at the site?

Full time

Part Time:

Full time equivalent:

How many people will be employed at the site following development?

Full time

Part Time:

Full time equivalent:

9. Proposed External Finishing Materials (where relevant)

Existing

Proposed

Walls:

Roof:

Windows:

Doors:

Boundary Treatment:

Outdoor Surfaces:

Other:

10. Signature and Date

Signature:

Applicant/Agent (please delete as appropriate)

Date:

11. Please indicate preferred method of reply:

Post/Email (please delete as appropriate)

Please include:

- A 1:250 location plan with the site edged red;
- A 1:500 block plan of the existing and proposed site layout (including access, turning and parking arrangements);
- A 1:50 or 1:100 existing and proposed plans and elevations;
- Recent photographs of all elevations of any existing buildings and any mature trees on the site, with the date they were taken;
- Where ground levels are proposed to change, sections through the site at a scale of 1:50 or 1:100 showing the changes;
- Any other information you think may assist the Case Officer in determining whether the proposal complies with the Treforest Industrial Estate and Parc Nantgarw Local Development Order

The application form and plans can be submitted electronically to planningservices@rctcbc.gov.uk or by post to Rhondda Cynon Taf CBC, Planning Services, Sardis House, Sardis Road, Pontypridd, CF37 1DU. Please note any documents and plans will be retained for Council records and no documents and plans will be returned.

Rhondda Cynon Taf aims to reply to these requests within 10 working days of receipt. Further information may be requested to determine compliance. Impact on bats will also be assessed through this process to ensure compliance with the LDO.

When designing a layout, it is important to take account of the requirements of all the conditions, and to ensure that the layout can accommodate these requirements. Failure to do so may result in the site not being permitted to be developed as planned, even if a Letter of Compliance has been received. Officers will advise if there appears to them to be an issue over the potential to comply with conditions, but this will be informal advice only and will not be exhaustive. **It is the responsibility of the developer to ensure all conditions can be complied with.**

It is important to note that no development is permitted to commence under the Treforest Industrial Estate and Parc Nantgarw Local Development Order until a letter stating that the proposal complies is received and all relevant conditions with the Order have been discharged.