



Mr J Cook
4245 Park Approach
Thorp Park
Leeds
LL15 8GB

Dyddiad/Date: 1st August 2024
Ein Cyf/Our Ref: 24/5053/PRE
Gofynnwch am/ Giles Howard
Please ask for:
Rhif Fôn/ 01443 281130
Telephone:
Ebost/Email: giles.howard@rctcbc.gov.uk

DATBLYGIAD Pre-app - Proposed Solar Farm
ARFAETHEDIG/
PROPOSAL :
LLEOLIAD Land off Ely Valley Road, Ynysmaerdy, Llantrisant
/LOCATION:

Dear Sir,

I refer to your correspondence received on 14th June 2024, concerning the above and your request for pre-application advice.

Having considered the nature of the submission I can respond as follows.

Local Context and Constraints

The application property comprises agricultural land and a series of fields to the north of Llantrisant Business Park, all of which incorporates a surface area of approximately 20 hectares.

On its south-western side the site includes steep land which rises up of the Ely Valley floor and from where access would be gained from the A1449. The north-eastern part of the site is characterised by less steep upland pasture close to existing and consented renewable energy developments.

With the exception of its southernmost point the application site is not within or adjacent to the settlement boundary. However, it is part of a Special Landscape Area and the eastern boundary of the site abuts the Rhos Tonyrefail SSSI.

Most of the neighbouring land uses are either agricultural or relate to the cluster of industrial premises at the aforementioned business park. There are a handful of residential properties nearby, notably Dyffryn Uchaf which is near the site access point.

Please note that this information is based on our current records and is, as far as possible, accurate. Nevertheless, we reserve the right to advise you of any additional constraints that may be identified at the time of your application.

Relevant Planning History

There are no recent or relevant planning applications on record associated with this site.

Relevant Planning Policies

In addition to national guidance contained within Planning Policy Wales, any application would be considered against the Policies within the adopted Rhondda Cynon Taf Local Development Plan, details of which are available on the Council's website by visiting www.rctcbc.gov.uk/ldp. The relevant policies would include:

Core Policies

Policy CS2 - The policy emphasis in the Southern Strategy Area (SSA) is on sustainable growth that protects the culture and identity of communities by focusing development within defined settlement boundaries. Emphasis will also be on protecting the cultural identity of the strategy area by protecting the natural environment.

Area Wide Policies

Policy AW2 - seeks to ensure that development is in sustainable locations. The policy sets out criteria which defines these locations, these include but are not limited to the following:

- Are within the defined settlement boundary.
- Would not unacceptably conflict with surrounding uses.
- Have good accessibility by a range of transport options.
- Have good access to key services and facilities.
- Support the roles and functions of the Principal towns and key settlements and smaller settlements.

Policy AW4 - details the criteria for planning obligations including Section 106 Agreements and the Community Infrastructure Levy (CIL).

Policy AW5 - identifies the appropriate amenity and accessibility criteria for new development proposals. It expressly states that the scale, form and design of the development should have no unacceptable effect on the character and appearance of the site and the surrounding area. There should also be no significant impact upon the amenities of neighbouring occupiers and should, where appropriate, retain existing features of natural environmental value. In addition, the development would require safe access to the highway network and provide parking in accordance with the Council's SPG.

Policy AW6 - supports development proposals that are of a high standard of design that reinforce attractive qualities and local distinctiveness, and which must be designed to protect and enhance landscape and biodiversity.

Policy AW7 - The policy seeks to protect sites of architectural or historical merit from inappropriate development.

Policy AW8 - seeks to protect the natural environment from inappropriate development. Development proposals will only be permitted where they would not cause harm to the features of a designated site, and where there would be no unacceptable impact upon landscape and nature conservation, and ecological networks.

Policy AW10 - prevents development which could cause or result in a risk of unacceptable harm to health or local amenity due to land instability, contamination, noise and air pollution, or any other identified risk to local amenity and public health.

Policy AW12 - Development proposals that promote the provision of renewable and non-renewable energy will be permitted where it can be demonstrated that there is no unacceptable effect on the interests of soil conservation, agriculture, nature conservation, wildlife, natural and cultural heritage, landscape importance, public health and residential amenity.

Southern Strategy Area

Policy SSA13 - The settlements in the Southern Strategy Area have absorbed a significant amount of new development during the last decade. In order to protect the identity of these settlements, ensure the efficient use of land and protect the countryside from urbanisation and incremental loss; the policy stipulates that development will not be permitted outside the defined settlement boundaries.

Policy SSA 23 - The policy states that Special Landscape Areas have been designated to protect areas of fine landscape quality within Rhondda Cynon Taf. In order to protect the visual qualities of each SLA, development proposals within these areas will be required to conform to the highest possible design standards.

Supplementary Planning Guidance

- Delivering Design and Place-making
- Access, Circulation and Parking Requirements
- Nature Conservation
- Planning Obligations
- The Historic Built Environment

National Planning Policy

Future Wales (FW) 2040 (February 2021)

Future Wales 2040 is the Welsh Government's National Development Framework (NDF), which sets the policy direction for development in Wales until 2040 and has legal status as a development plan in Wales.

Planning decisions at every level of the planning system in Wales must be taken in accordance with the hierarchy of development plans. Accordingly, FW2040 will be relevant to development management decisions and planning applications. The following policies are of particular relevance:

Policy 1 - Where Wales will grow: The Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure.

Policy 9- Resilient Ecological Networks and Green Infrastructure: action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals.

Policy 17 – Renewable and Low Carbon Energy and Associated Infrastructure: The Welsh Government strongly supports the principle of developing renewable and low carbon energy from all technologies and at all scales to meet our future energy needs.

Policy 33 - National Growth Area - Cardiff, Newport and the Valleys: Cardiff, Newport and the Valleys will be the main focus for growth and investment in the South East region.

Planning Policy Wales Edition 12 (February 2024)

The following sections of PPW12 are considered to be particularly relevant. The most recent versions of PPW have demonstrated that the Welsh Government is giving greater weight to the principle of placemaking, particularly those elements identified as National Sustainable Placemaking Outcomes within Chapter 2.

Whilst not all of the Outcomes listed below will be apply to every proposal, potential applicants are advised that the supporting information accompanying their planning application should clearly evidence how and where their proposed development would accord with them.

Chapter 2 – People and Places: Achieving Well-being Through Placemaking

Paragraph 2.15: *'The national sustainable placemaking outcomes... should be used to inform the preparation of development plans and the assessment of development proposals. The outcomes provide a framework which contains those factors which are considered to be the optimal outcome of development plans and individual developments. These outcomes, whilst highlighting the sustainable features of the place development plans and decisions help create, should be the starting point for plan makers and decision takers and be considered at the earliest possible opportunity'.*

Creating and Sustaining Communities

- Enables the Welsh language to thrive
- Appropriate development densities
- Homes and jobs to meet society's needs
- A mix of uses

- Offers cultural experiences
- Community based facilities and services

Growing Our Economy in a Sustainable Manner

- Fosters economic activity
- Enables easy communication
- Generates its own renewable energy
- Vibrant and dynamic
- Adaptive to change
- Embraces smart and innovative technology

Making Best Use of Resources

- Makes best use of natural resources
- Prevents waste
- Prioritises the use of previously developed land and existing buildings
- Unlocks potential and regenerates
- High quality and built to last

Maximising Environmental Protection and Limiting Environmental Impact

- Resilient biodiversity and ecosystems
- Distinctive and special landscapes
- Integrated green infrastructure
- Appropriate soundscapes
- Reduces environmental risks
- Manages water resources naturally
- Clean air
- Reduces overall pollution
- Resilient to climate change
- Distinctive and special historic environments

Facilitating Accessible and Healthy Environments

- Accessible and high quality green space
- Accessible by means of active travel and public transport
- Not car dependent
- Minimises the need to travel
- Provides equality of access
- Feels safe and inclusive
- Supports a diverse population
- Good connections

- Convenient access to goods and services
- Promotes physical and mental health and well-being

2.17 - In responding to the key principles for the planning system, the creation of sustainable places and in recognition of the need to contribute to the well-being of future generations in Wales through placemaking, development plans and development proposals must seek to deliver development that address the national sustainable placemaking outcomes.

Chapter 3 – Strategic and Spatial Choices

3.8 - Good design can help to ensure high environmental quality, landscape and green infrastructure considerations are an integral part of the design process.

3.9 - The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.

Chapter 5 – Productive and Enterprising Places

5.4.4 - Wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration.

5.4.13 - Planning authorities should aim to promote the re-use of previously developed vacant and underused land.

5.9.1 - Local authorities should facilitate all forms of renewable and low carbon energy development.

5.9.19 - Planning authorities should take into account:

- *the contribution a proposal will make to meeting identified Welsh, UK and European targets;*
- *the contribution to cutting greenhouse gas emissions; and*
- *the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development.*

Chapter 6 – Distinctive and Natural Places

6.2.4 - Green infrastructure plays a fundamental role in shaping places and our sense of well-being, and are intrinsic to the quality of the spaces we live, work and play in. The planning system should protect and enhance green infrastructure assets and networks because of these multi-functional roles.

6.2.5 - A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement

for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.21) has been applied.

6.4.2 - The Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty (Section 6 Duty). This duty applies to public authorities in the exercise of their functions in relation to Wales and will help maximise contributions to achieving the well-being goals.

6.4.3 - The planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement.

6.4.21 - Planning authorities must follow a step-wise approach to maintain and enhance biodiversity and build resilient ecological networks by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.

Having worked iteratively, in line with Figure 1X ... and providing evidence in the Green Infrastructure Statement that the step-wise approach has been followed, a scheme of enhancements must be provided to ensure a net benefit for biodiversity. Where biodiversity enhancement proportionate to the scale and nature of the development is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise, it will be necessary to refuse permission.

Relevant Technical Advice Notes (TANs) and guidance.

PPW Technical Advice Note 5: Nature Conservation and Planning;
PPW Technical Advice Note 6: Planning for Sustainable Rural Communities;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 22: Sustainable Buildings;
PPW Technical Advice Note 24: The Historic Environment.

WG Practice Guidance – Planning Implications of Renewable and Low Carbon Energy (February 2011)

WG 'Dear CPO' letter MA-P/CS/1303/16 re: Green Growth (15th March 2016)

Analysis of Proposal

Principle of the Development

The solar farm and associated infrastructure would have a peak electrical generating capacity of approximately 9.9MW and is proposed to be connected to the grid via an existing substation.

PPW12 states that the planning system should facilitate delivery of renewable energy proposals. Since the withdrawal of TAN8, FW2040 has set out the context and specific policies for renewable energy development.

Policy 17 of FW2040 is particularly relevant and contains guidance relating to renewable and low carbon energy development. The Policy gives a clear direction to decision makers that significant weight must be attributed to the Welsh Government's target to meet 70% of electricity demand by renewable means, by 2030 in response to the climate emergency. The Policy also states that proposals should demonstrate that they will not have an unacceptable adverse impact on the environment and identify net benefits of such schemes to local communities.

In respect of the Local Development Plan, Policy AW12 supports renewable energy projects, providing that there is no unacceptable impact to the environment, ecology, landscape, public health or residential amenity.

Furthermore, although the location of the solar farm would not be in accordance with some aspects of Policy AW2, in that a site in the open countryside is unlikely to qualify as a sustainable location, this type of development would normally be expected to be found in the countryside or on the settlement fringe.

Consequently, the higher level planning policy framework can be seen to set a presumption in favour of such development, subject to the satisfaction of relevant material matters.

Nonetheless, the Applicant is advised that in addition to the matters set out below the development as proposed would fall within Schedule 2, Class 3 (Energy industry), Sub-section (a) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

Therefore, prior to the submission of a planning application it is recommended that Screening Opinion should be sought from the Local Planning Authority.

Design, Layout and Amenity

In addition to the criteria set out within Policy AW6, relating to design, local context and appearance, a key related issue is that of the Special Landscape Area.

This designation requires development proposals to demonstrate a high standard of design quality which, given the elevated, sloping and prominent location of the site, will need to be clearly evidenced. The ability to screen the development would also be limited by the topography.

It is noted that the land to the south-east is occupied by the Llantrisant Business Park and although this accommodates large scale businesses within industrial buildings and premises, the Park is situated on the valley floor, where its wider visual impact is limited. Therefore, a solar farm development would not be viewed as part of, or an extension of, that area.

With regard to other existing consented renewable energy developments nearby, the two 'daffodil' wind turbines are prominent, though being tall and narrow their impact is different to that of solar panels, which would spread their mass over a large section of agricultural land.

A further matter to consider, and one which will be particularly relevant to any EIA considerations, is that of cumulative impact. Two smaller scale solar farms have benefitted from planning permission - one already constructed adjacent to the eastern boundary of the site and a yet-to-be-built one approximately 400m further to the east.

In addition, immediately to the north-west of the pre-application site, the Applicant will be aware that a larger scale solar farm, also with a generating capacity of 9.9MW, has received planning permission, reference 22/1413/10.

Historic Environment

With regard to the historic environment, Cadw has advised that the pre-application is inadequately documented and recommends that additional information is required to enable a balanced decision to be taken against PPW Technical Advice Note 24 Historic Environment and associated guidance.

Specifically, Cadw notes the proximity of listed buildings 15838 Hay barn at Ynysmaerdy Farm (former winding engine house of Llantrisant Colliery) (grade II), 15843 Explosives store of former Llantrisant Colliery (grade II) and 16877 Y Felin Wynt Tower (grade II).

The submitted zone of theoretical visibility indicates that the impact of the proposed solar farm will only potentially affect the settings of the identified three sites. Cadw would expect any future application to be accompanied by an assessment of any impacts carried out in accordance with the Welsh Government guidance given in the document "The Setting of Historic Assets in Wales".

Therefore, Cadw suggests that a stage 1 assessment would need to be carried out for the aforementioned designated historic assets, which will determine the need, if necessary, for stages 2 to 4 to be carried out for specific historic assets.

Glamorgan-Gwent Archaeological Trust notes that the application site is within an area of archaeological potential. Previous work in the area has identified that Dyffryn Uchaf farmstead dates to c.1700 and Rhiwelin farmstead is depicted on Thomas Budgen's map of 1811. The field boundaries are likely to date to the medieval period, with some of the irregular examples potentially of prehistoric date. Furthermore, a Bronze Age palstave has been recovered from the field to the west of the site.

Therefore, GGAT recommends that an archaeological and historic environment desk-based assessment should be undertaken prior to the determination of any application which may be submitted. This assessment would consider potential for both direct and indirect effects on archaeologically significant remains. It should also be noted that depending on the results of the assessment, further mitigation may be required. GGAT advises that this would be consistent with their recommendations for previous developments in the area.

The exact scope and methodology of the assessment would need to be set out in a Written Scheme of Investigation (WSI) agreed with GGAT and to the Standards and Guidance of the Chartered Institute for Archaeologists (ClfA). GGAT recommends that all archaeological work is either carried out by a Registered Organisation (RO) with ClfA, or by a full Member (MClfA) of ClfA.

Highways and Access

The proposed access would be located off the section of the A4119 which is currently under construction. The plans submitted do not indicate in detail how the access to the development would be arranged.

A future application would need to be accompanied by a Transport Statement (TS) and Transport Implementation Strategy (TIS) relating to construction, operation and dismantling phases. Details of any proposed works to existing public highway to provide power supply / cable route would also be required.

Following the granting of any planning permission the Highway Authority would require a condition for the developer to submit a Construction Traffic Management Plan (CTMP) for approval, prior to any works commencing on site.

Ecology/Environment

The Council's Ecologist has commented that the PEA raises lots of ecological concerns and questions. The ecological assessment and habitat descriptions are not very easy to interpret, but it would appear the whole solar farm site supports permanent pastures, some with marshy grassland, and all with indicator species that suggest grassland of potential nature conservation importance. A number of species indicative of important neutral and wet grasslands are identified, and a number of calcareous grassland species which are rare in RCT are recorded.

The presence of calcareous grassland indicators in this part of South Wales, should have elicited specific comment and review in the ecology assessment. The survey also recorded bulbous blue-grass, which in South Wales only occurs on the coast, and Grass of Parnassus. The latter species is an indicator of high quality base flushed grassland and has not been recorded in RCT since 1900.

If this has been correctly identified in the ecology assessment it would represent a record of very high conservation significance. That the assessment does not flag-up the likely nature

conservation significance of those two species in a South Wales context is an example of concern regarding the quality of the habitat and vegetation assessment. The PEA also identifies potentially important grassland fungi habitat, the presence of dormice and lesser horseshoe bats and good breeding and wintering bird assemblages. The report refers to the immediate proximity of two SSSIs.

The Ecologist is of the view that there would not be a negligible ecological impact caused by use of the fields for a solar farm, with sheep grazing under the panels. Past experience of solar farm grazing regimes and the impacts of solar array construction/operation indicates that the capacity to deliver effective grassland habitat management is severely compromised, and grassland ecology suffers as a result. Sheep grazing is a very sub-optimal management tool for the typical species-rich neutral, acid and marshy grasslands found in RCT.

On the basis of a lack of ecological clarity, the implications of the development are that it would not be able to justify and evidence that it has the necessary capacity to effectively mitigate impacts and provide biodiversity enhancement.

A Phase II vegetation Survey undertaken by an ecologist with the necessary identification skills and expertise to undertaken grassland NVC assessment work would be necessary to support a planning application. An expanded grassland fungi survey is needed, perhaps including DNA work, and there is a potential need for detailed invertebrate and additional protected species work.

Understanding of the 'in-combination' ecological impacts of this scheme with nearby green energy development will also be required. Given the proximity of the SSSI, and presence of dormice, a planning application will also require full consultation with NRW.

Should the Applicant wish to contact the Council's Ecologist to discuss any of the foregoing, please email him at: Richard.J.Wistow@rctcbc.gov.uk

Drainage

With regard to the detailed design of the development the Applicant should be aware of the requirement of 'Schedule 3 of the Flood and Water Management Act 2010'.

From the 7th January 2019 all surface water drainage for new developments is required to comply with mandatory National Standards for Sustainable Drainage systems which will be demonstrated through the application of Sustainable Drainage Approval to the Sustainable Drainage Approval Body (SAB) prior to the commencement of works.

In addition to the requirement to undertake SuDs approval the Applicant should also be aware that SuDs approval is Outside of the Town and Country Planning Act and is not available retrospectively..

For further information related to the statutory requirement to undertake SuDs approval the Applicant should review the contents of the Council's website which provides an overview of

sustainable drainage. This includes a method for undertaking pre-application advice or the process for submitting a full application for determination.

RCT Sustainable Drainage Approval Body:

<https://www.rctcbc.gov.uk/EN/Resident/ParkingRoadsandTravel/Roadspavementsandpaths/SustainableDrainage/Sustainabledrainage.aspx>

The Council's Flood Risk Management Team has advised that there are areas of high, medium and low surface water flood risk across the site which are associated with a network of unnamed ordinary watercourse conveyance route located throughout the proposed site. There is also a high surface water risk at the south of the proposed site along Wilfried Way highway in accordance with the conveyance of surface water flooding. The Applicant should be advised to take this into consideration when designing access for the new proposed site. Regardless of construction area, the Applicant will need to provide further information to Council in its role as the Lead Local Flood Authority (LLFA) regarding how surface water will be managed and disposed of at the site and to demonstrate compliance with the requirements of Section 8.3 of Technical Advice Note 15.

This information may include a drainage strategy with associated calculations demonstrating the pre and post surface water discharge rates from the site and a general arrangement of the catchment and proposed drainage system.

Coal Mining

The Coal Authority has confirmed that the site falls within the development high risk area. Solar arrays are exempt from requiring a Coal Mining Risk Assessment (CMRA) as part of any planning application.

However, any structures needed to support the operation of the solar farm, such as masonry structures, large kiosks with substantial foundations etc, should either avoid being built within the high risk area or a CMRA will be needed to demonstrate that the risks of coal mining legacy have been addressed.

Public Health

The Council's Public Health Section has commented that the site and its access are close to several residential properties and as such it is anticipated that noise from construction/demolition activities could give rise to complaints.

The developer must therefore ensure that all reasonable measures are taken to prevent excessive disturbance to nearby residents. Such measures should include the use of silencing equipment on machinery and vehicles and the use of acoustic screening or barriers as appropriate.

Should any mechanical plant associated with the operation of the proposed development have the potential to generate noise at a level which is likely to impact negatively on nearby

receptors, then the Public Health Section would require that an acoustic/noise report be submitted alongside an application, including details of any mitigation measures to make the development acceptable.

Other matters

Pre-application Consultation (PAC)

Since the total site area would be around 20ha this would exceed the relevant threshold set out within the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and a future planning application would therefore constitute 'large major development'.

Consequently, there would be a statutory requirement to undertake PAC before submitting a planning application and a PAC report, to accompany such an application, would be a validation requirement.

The Welsh Government's Best Practice Guidance for Developers outlines the purpose and statutory requirements for PAC. The guidance also provides further advice for identifying relevant consultees and for producing a PAC report; of which the latter is a validation requirement. The guidance is available at the following link:

<https://www.gov.wales/sites/default/files/publications/2021-12/planning-major-developments-guidance-on-pre-application-consultation.pdf>

Community Infrastructure Levy (CIL) / Planning Obligations

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014, and the application is for development of a kind that is not liable for a charge under the CIL Regulations 2010 as amended. However, a completed CIL form should be submitted with any future application.

Attention is drawn to the Council's Supplementary Guidance, link below, which provides information relating to the planning obligations that may be sought for different types of development.

<https://www.rctcbc.gov.uk/EN/Resident/PlanningandBuildingControl/LocalDevelopmentPlans/RelateddocumentsSupplimentaryplanningGuidanc/PlanningObligationsSPG.pdf>

Land ownership and services

If any part of the development were to overhang or require foundation work beyond the site boundary; be attached to or rely on the support of a neighbouring structure not in the Applicant's ownership; or require the use of third party land etc, this would require Certificate B of the application form to be completed (or Certificate C or D if the identity of third party

landowners is not known either in part or whole) and notice served on any affected neighbours/land owners.

Prior to submitting a planning application, the Applicant may wish to check with relevant utility providers, such as Dwr Cymru Welsh Water (DCWW) whether there are any underground services, either within or adjacent to the location of the proposed works. This may prevent a situation where a development could receive planning permission but is unable to be carried out without subsequent amendment, or an agreement to build over or relocate any underground infrastructure.

In this regard, please note that neither DCWW nor Natural Resources Wales provide responses to LPA pre-app enquiry consultations, since they operate their own pre-app services.

Required Supporting Documentation

We would encourage you to submit any planning application electronically via: <https://gov.wales/apply-planning-permission>

Having regard to the nature of your proposal and the information that has been submitted it is considered at this stage that in addition to the submission of standard mandatory supporting documentation such as application forms and plans, any application for the above development would also require:

- Pre-Application Consultation (PAC) Report.
- Design and Access Statement (this should reference and demonstrate how the development would accord with the National Sustainable Placemaking Outcomes set out within Chapter 2 of PPW12). The DAS could be combined with a Planning Statement rather than submit two separate reports.
- Acoustic/Noise Report, including any mitigation measures.
- Relevant Ecology species surveys, including biodiversity enhancement measures, as set out further above.
- Drainage Strategy.
- Transport Statement (TS) and Transport Implementation Strategy (TIS).
- LVIA.
- Historic Asset Assessment (per Cadw's advice).
- Archaeological and historic environment desk-based assessment.
-

Please note: It would be helpful to ensure that any covering letters or supporting reports do not contain signatures of their authors or personal non-business related contact details. Otherwise, such details have to be redacted by the Planning Authority and this process will result in a delay to validation and publication of an application.

How we will deal with your planning application

Once your application has been received it will be allocated a reference number and case officer. We will check the application to make sure it complies with the statutory requirements, and we will contact you by phone or email to advise you of any discrepancies. We will also work with you to address any outstanding concerns, including amendments required to make your proposal acceptable.

Once we are happy with the validity of your application, we will formally consult neighbours and relevant consultees. Provided there are no significant matters of concern resulting from such consultations we will seek to determine your application as swiftly as possible after the expiry of the statutory publicity period and aim to do so within the 8 week statutory period.

While officers endeavour to ensure you are aware of the progress of your application, we would encourage you to contact the case officer or our Planning Process team to discuss any matters further.

Please note: the Council's Scheme of Delegation would require a planning application of this size and nature to be determined by members of the Planning Committee. Consequently, report preparation and agenda lead-in times should be factored into any decisions regarding the timescale of a development.

Building Control

The Planning and Building Control teams work closely to assist developers in improving the quality of their development and ensuring compliance with all appropriate conditions and Regulations. In particular, Building Control provides a competitive and highly professional service and seeks to actively engage with developers at the earliest stage of their project. You are therefore encouraged to contact the Building Control team on (01443) 494746 or by emailing BuildingControl@rctcbc.gov.uk.

Requests for further advice

Following receipt of this initial advice, should you wish to discuss your scheme prior to a formal submission please contact the case officer on the direct number or email address given above. Further charges may apply.

Yr eiddoch yn gywir / Yours faithfully,

Giles Howard
Senior Planning Officer

Please Note:

The advice given in this response represents an informal opinion, provided in accordance with the Council's Planning Pre-Application Service. In particular, it is emphasised that while this pre-application advice will be carefully considered in reaching a decision or recommendation on an application, the final decision on any application that you may make can only be taken after we have consulted local people, statutory consultees and any other interested party. It does not therefore

prejudice any decision which the Local Planning Authority may make should an application be submitted.