

Planning Statement

On behalf of Linc Cymru

Land off Darran Road, Mountain Ash

April 2024

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1. Introduction

Document Purpose

- 1.1 This Planning Statement has been prepared by Turley on behalf of, Linc Cymru Housing Association (part of the Pobl group) (the 'Applicant'), in support of a full planning application for the development of specialist residential accommodation for older persons and associated works on land off Darran Road, Mountain Ash.
- 1.2 The application seeks planning permission for the following proposed development:
- “Development of specialist residential accommodation for older persons comprised of extra care apartments, care beds, including associated facilities as well as later living bungalows, access, parking, landscaping and associated works.”*
- 1.3 The purpose of this Statement is to assist Rhondda Cynon Taf County Borough Council (RCTCBC) by describing the proposal and assessing the extent to which it complies with national and local planning policies. In undertaking the assessment, reference is made to the findings of various technical surveys and assessments which also form part of the application submission.

Supporting Information

- 1.4 The planning application is accompanied by the following:

Table 1.1: Schedule of Documents

Document/Plan	Prepared by
Completed Application Forms and Certificates	Turley
Covering Letter	Turley
Planning Statement	Turley
Design and Access Statement	Quattro
Site Location Plan (ref: 6904-F-0001P2)	Quattro
Proposed Site Plan (ref: 6904-F-0100X)	Quattro
Proposed Ground Floor Plan (ref: 6904-F-0200Q)	Quattro
Proposed First Floor Plan (ref: 6904-F-0201O)	Quattro
Proposed Second Floor Plan (ref: 6904-F-0202O)	Quattro
Roof Floor Plan (ref: 6904-F-0203E)	Quattro
Bungalow Floor Plan (ref: 6904-0210P2)	Quattro
3D Site Elevation – 1 of 4 (ref: 6904-F-0610P2)	Quattro
3D Site Elevation – 2 of 4 (ref: 6904-F-0611P2)	Quattro
3D Site Elevation – 3 of 4 (ref: 6904-F-0612P2)	Quattro

3D Site Elevation – 4 of 4 (ref: 6904-F-061P2)	Quattro
North Ariel View (ref: 6904-F-800D)	Quattro
South East Ariel View (ref: 6904-F-0802C)	Quattro
Site Entrance 3D View (ref: 6904-F-0803D)	Quattro
Proposed Soft Landscaping (ref: 6904-F-0101E)	Quattro
Proposed Soft Landscaping (ref: 6904-F-0102A)	Quattro
Proposed Boundary Treatment (ref: 6904-F-0103P2)	Quattro
Proposed Elevations – Sheet 1 (ref: 6904-F-0710D)	Quattro
Proposed Elevations – Sheet 2 (ref: 6904-F-0711C)	Quattro
Proposed Bungalow Elevations(ref:6904-F-0720-P2)	Quattro
Geotechnical and Geoenvironmental Assessment	Terra Firma
Preliminary Soil Waste Classification	Terra Firma
Remediation Strategy Report	PHG
Engineering Appraisal	PHG
FCA and Drainage Strategy	PHG
Engineering Appraisal	PHG
Noise Report	Inacoustic
Preliminary Ecological Appraisal	East Ecology
Bat Potential Roost Assessment and Reptile Survey	East Ecology
Ecological Appraisal and Green Infrastructure Statement	Soltys Brewster
Tree Survey	Treescene
Tree Constraints Plan	Treescene
Arboricultural Impact Assessment	Treescene
Transport Statement	Glanville
Travel Plan	Glanville
External Lighting Plan	McCann

- 1.5 This Statement summarises the key elements and findings of the technical assessments and sets out how the proposal complies with prevailing planning policies. It is important that the application submission is read as a whole.

Structure

- 1.6 The remainder of this Planning Statement is structured as follows:

- **Section 2** – Site Description

- **Section 3** – The Proposed Development
- **Section 4** – Planning Policy Context
- **Section 5** – Planning Assessment
- **Section 6** – Conclusion

2. The Application Site

The Application Site

- 2.1 The application site relates to a vacant parcel of brownfield land located south of Darran Road in Mountain Ash.
- 2.2 The site extends to approximately 0.92 hectares and is an engineered plateau, with banks along the south-eastern and north-eastern boundaries sloping steeply downwards away from the site, towards Miskin Road and Gwernifor Park respectively. As such, there are retaining walls around a significant part of the site boundary, retaining the levels of the site and the land around it.
- 2.3 The site was formerly occupied by The Grand Pavillion along with other factory buildings, all of which have now been demolished.
- 2.4 The site benefits from an existing access point from Darran Road to the north of the development site.
- 2.5 The Development Advice Map (DAM) confirms that the proposed development site is located in Flood Zone A, meaning it is considered to be at little or no risk of fluvial or tidal/coastal flooding. The site is not located in a flood zone of the Flood Map for Planning.
- 2.6 The site is not part of a conservation area, world heritage site, historic battlefield site or archaeological priority area. There are no scheduled monuments, Listed Buildings or any Locally Listed buildings within the site.

Surrounding Context

- 2.7 The site is located in a predominantly residential area, being bound by residential properties to the north, west, east and south. There are a range of uses to the south and east of the site, which include retail, employment, sports/leisure and education facilities.
- 2.8 There are a significant number and range of facilities and services situated within comfortable walking and cycling distances, which can be accessed via suitable active travel routes. Facilities within walking distance include shops, schools, a post office, a park, sports facilities, an employment area, and restaurants.
- 2.9 The site is located in a highly sustainable location. A bus stop is located adjacent to the site's northern boundary which provides regular services to Pontypridd (via bus number 25).
- 2.10 Mountain Ash train station is located circa 200m north-east of the site and provides direct routes to Aberdare and Barry Island.
- 2.11 Further information regarding the site, the local context and character is provided within the submitted Design and Access Statement (DAS), as well as other application documents.

Development Plan

- 2.12 The site is located within the settlement boundary for Mountain Ash and is not allocated for any particular use.

Planning Application History

- 2.13 The following planning applications are relevant to the site:
- Planning permission was approved in October 2019 for a residential development of 25 dwellings together with associated highway and landscaping works (Ref: 18/0449/10). This planning permission remains extant.
 - Planning permission was approved in July 2017 for a new build residential development (Ref: 15/1309/10).
 - Planning permission was approved in March 2015 for the variation of condition 1 of planning approval 07/0481/10 to extend the permission for a further five years (new build residential development) (Ref: 14/0004/15).
 - Planning permission was approved in July 2009 for a new build residential development comprising of 19 No. four bedroom detached houses and 6 No. four bedroom terraced town houses (Ref: 07/0481/10).

Public Consultation

- 2.14 Linc Cymru have carried out a range of community engagements events with local residents. The engagement events were facilitated by Planning Aid Wales.
- 2.15 Two community events were initially held on 15 June 2023 (2pm and 6.30pm) in Mountain Ash Town Hall. These events sought early comments on the proposed principle of development and to allow these comments to be considered as the scheme was developed. The responses received raised no concerns regarding the principle of development. Comments received considered the proposed scheme's relationship with the neighbouring properties, the need for a detailed landscaping scheme, ecology and construction impacts.
- 2.16 Subsequently, a drop in consultation event was held on 13 September 2023 between 17.30 – 19.30 at Mountain Ash Town Hall. This allowed the community to view the proposed plans. Members of the project team, including representatives from Linc Cymru, were on hand to allow a detailed discussion and answer any questions. Positive feedback was again received to the principle of the development.

Pre-application Enquiry

- 2.17 A pre-application enquiry was submitted to Rhondda Cynon Taf (RCT) Council on 11 December 2023 (ref: 23/5104/41) and a pre-application meeting was subsequently held with the relevant Planning Officers. A further with RCT's Ecology Officer was held to discuss the approach to green infrastructure. A formal written response was issued on 5 March 2024, which is summarised below.

Principle of development:

- The principle of the proposed development could be considered acceptable, subject to other material considerations.

Design:

- The extra care building is a large and prominent building however the site is more than capable of accommodating the proposed building alongside the required parking, the bungalows and amenity space & landscaping.
- Stepping down in height helps to reduce the overall bulk and mass.
- Bungalows are considered to be of an acceptable scale and design.
- The materials proposed would be complimentary to the materials typically found in the area.
- The proposed layout is a feasible way of developing the site and, it is unlikely that the development would have an adverse impact upon the character and appearance of the site and surrounding area.

Amenity and Privacy:

- Existing properties to the west of the site (Bryn lfor) - the building would be situated a reasonable distance and it is unlikely that the development would result in any adverse loss of outlook or in any overshadowing.
- Properties to the north -the building would be sited a sufficient distance away, and the height is reduced, which will ensure no adverse impact.
- South-eastern part of the extra care building reduces to single storey to reduce any potential impact upon existing properties in Parc Gwernifor.
- Bungalows – single storey nature will reduce any potential impact. Planning application should be supported by site section plans to show the proposed relationship between the bungalows and no's 14-17 Parc Gwernifor and also with the properties immediately at the northern corner of the site (off Darran Road).

Highways

- The proposed development is acceptable in principle. However, the junction radii shall be increased to 6.0m in both directions, vision splays indicated on submitted drawing, grass override area at junction removed, off-street car parking in compliance with the Council's SPG Access, Circulation & Parking 2011 or justification as to why a lower car parking provision should be accepted and bin store located adjacent to the highway to be offered for adoption.

Drainage

- Application to 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.

Ecology and Trees

- The application will need to re-submit the 2022 Preliminary Ecology Assessment referred to in the Reptile Report in order to ensure that it is still fully relevant.
- The comments indicate that the capacity for this application to evidence effective mitigation and biodiversity enhancement will be the key issue.

Contaminated Land

- Standard contaminated land conditions will be recommended in any future planning application unless details are submitted as part of the application.

Pre-application Consultation

- 2.18 In accordance with Part 1A of The Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016 (DMPO 2016), Linc Cymru has undertaken pre-application consultation in respect of the proposed scheme.
- 2.19 In line with this national legislation, the process has involved identifying both specialist and community consultees. Formal notifications have been sent to these individuals and organisations. Site notices have been placed on and around the site and letters have been sent to addresses in the vicinity of the site, including all immediate adjoining landowners.
- 2.20 Full details of the pre-application consultation will be provided within the Pre-Application Consultation (PAC) Report will be submitted in support of this planning application. The PAC Report sets out the consultation activities, summarises the consultation responses received and confirms how the responses have been considered to shape the final scheme as submitted.

3. Proposed Development

3.1 The application seeks full planning permission for specialist residential development on land off Darran Road, Mountain Ash. The full description of development is set out below:

“Development of specialist residential accommodation for older persons comprised of extra care apartments, care beds, including associated facilities as well as later living bungalows, access, parking, landscaping and associated works.”

3.2 The proposal includes 8no. later living bungalows for the over 50's, along with residential dementia care and extra care accommodation, comprised of 25 extra care apartments and 15 care beds. The scheme ensures that a range of needs are provided for, and residents can move within the development as their needs change.

3.3 The layout of the development is influenced by existing site characteristics and constraints. The site is a tightly defined by existing boundary stone walls, retaining walls and existing natural vegetation.

3.4 As shown on the accompanying Site Plan (ref: 6904-F-0100X), a central access point is provided from Darran Road, the care and extra care premises will occupy the western part of the site. The eight bungalows will be located to the east of the site and will be accessed by an internal road which is proposed to be adopted.

3.5 The care / extra care building will extend to 3 storeys in height and will comprise the following mix of accommodation:

Level	Accommodation
Ground Floor	15no. care beds
First Floor	13no. 1-bed flats
	1no. 2-bed flats
Second Floor	10no. 1-bed flats
	1no. 2-bed flats
	Total: 15no. En suite care beds; 25no. extra care

3.6 The care / extra care accommodation will also incorporate a range of amenities to provide for the needs of the residents, staff and visitors. This includes lounge and dining rooms, day room, hair salon, buggy store, sensory rooms, guest bedroom and staff offices and facilities. Private garden and outdoor seating areas will be provided for residents around the building.

- 3.7 A total of 25no. parking spaces will be provided for the care building, including two accessible parking bays, eight EV charging points and five dedicated visitor parking. Given the proposed use, a minibus / ambulance space will also be provided.
- 3.8 The eight dwellings will take the form of semi-detached bungalows, providing active frontages onto the internal road and ensuring natural surveillance is achieved. Each dwelling will have its own private garden and driveway.
- 3.9 A central area of public landscaping is provided between the bungalows and the care / extra care premises. Footpaths run through the area allowing permeability through the site. A pedestrian access point will be provided to the southern boundary linking in to existing public footpaths at Parc Gwernifor. This will provide a more accessible route to local shops and services given the steep gradients along Darran Road and potential mobility issues of future residents.

4. Planning Policy Context

- 4.1 This Section provides a summary of the key elements of national planning guidance and local planning policy relevant to the proposed specialist residential development at the application site.
- 4.2 The Development Plan for the site comprises Rhondda Cynon Taf Council's Local Development Plan (LDP) (adopted in March 2011) and Future Wales: The National Plan 2040 (published February 2021). Other planning policy and non-statutory documents of relevance to the determination of this planning application include Planning Policy Wales (Edition 12) and Supplementary Planning Guidance.

National Planning Policy

Future Wales: The National Plan 2040

- 4.3 Future Wales: The National Plan 2040 was adopted in February 2021 as the national development framework setting the direction of development in Wales to 2040. It provides a strategy to address key national priorities through the planning system, including developing a vibrant economy, developing strong ecosystems, achieving decarbonisation and climate-resilience and improving the health and wellbeing of communities.
- 4.4 Future Wales sets out 11 'outcomes' comprising the vision for Wales in 2040. The aim is for a Wales where people live:
- in connected, inclusive and healthy places;
 - in vibrant rural places with access to homes, jobs and services;
 - in distinctive regions that tackle health and socio-economic inequality through sustainable growth;
 - in places with a thriving Welsh Language;
 - in towns and cities which are a focus and springboard for sustainable growth;
 - in places where prosperity, innovation and culture are promoted;
 - in places where travel is sustainable;
 - in places with world-class digital infrastructure;
 - in places that sustainably manage their natural resources and reduce pollution;
 - in places with biodiverse, resilient and connected ecosystems; and
 - in places which are decarbonised and climate resilient.
- 4.5 Policy 33 (National Growth Area – Cardiff, Newport and the Valleys) confirms that Cardiff, Newport and the Valleys will be the main focus for growth and investment in the

South East region. It states that the Welsh Government supports co-ordinated regeneration and investment in the Valleys area to improve well-being, increase prosperity and address social inequalities.

- 4.6 The supporting text of Policy 33 confirms that the National Growth Area will be the focus for strategic economic and housing growth in the region.
- 4.7 Other Future Wales policies that are relevant to the proposed development include:
- Policy 1 (Where Wales will Grow)
 - Policy 2 (Shaping Urban Growth and Regeneration -Strategic Placemaking)
 - Policy 7 (Delivering Affordable Homes)
 - Policy 9 (Resilient Ecological Networks and Green Infrastructure)

Planning Policy Wales (PPW) (Edition 12, 2024)

- 4.8 Planning Policy Wales (PPW) Edition 12 (February 2024) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales.
- 4.9 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. PPW and the National Development Framework (NDF) set out how the planning system at a national, regional and local level can assist in delivering these requirements through Strategic Development Plans (SDPs) and Local Development Plans (LDPs).
- 4.10 PPW defines sustainable development as the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
- 4.11 Under Section 2 – People and Places – Achieving Well Being Through Placemaking, 5 Key Planning Principles are highlighted, under the general heading of Achieving the Right Development in the Right Place which are:
1. *“Growing our economy in a sustainable manner*
 2. *Making best use of resources*
 3. *Facilitating Accessible and Healthy Environments*
 4. *Creating and Sustaining Communities*
 5. *Maximising environmental protection and limiting environmental impact.”*
- 4.12 Paragraph 3.3 emphasises that good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the

architecture of a building but the relationship between all elements of the natural and built environment and between people and places.

4.13 Paragraph 4.1.10 states that the planning system has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:

- *“are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;*
- *are designed in a way which integrates them with existing land uses and neighbourhoods; and*
- *make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.”*

4.14 PPW Chapter 6 - Distinctive and Natural Places, relates to biodiversity and green infrastructure. This require all planning applications to be accompanied by a Green Infrastructure Statement (GIS), describing how green infrastructure has been incorporated into the proposal and highlight any baseline data considered, surveys and assessments undertaken. The GIS must set out a scheme of enhancements to ensure a net benefit for biodiversity is secured.

Technical Advice Notes (TANs)

4.15 PPW is supported by Technical Advice Notes (TANs) which provide more detailed guidance on a variety of issues. In respect of this application, the following TANs are of relevance:

- TAN 2: Planning and Affordable Housing (2006)
- TAN 12: Design (2016)
- TAN 18: Transport (2007)

Rhondda Cynon Taf Council’s Local Development Plan (LDP) (adopted in March 2011)

4.16 The relevant Development Plan for the site comprises RCT Council’s Local Development Plan (LDP) which covers the Plan Period of 2011 to 2021. While it is noted that the Development Plan is time expired, this document remains the statutory development plan for consideration when determining applications until a Replacement LDP is formally adopted.

4.17 The site sits within RCT’s northern strategy area. It is located within the settlement boundary for Mountain Ash and is not allocated for any particular use.

4.18 The relevant LDP policies are summarised below.

- **Policy CS1** advises that in the Northern Strategy Area, emphasis will be given to building strong, sustainable communities and promoting residential development in locations which reinforce the roles of Key Settlements, including Mountain Ash.

This will also be achieved by promoting the re-use of under used and previously developed land and buildings.

- **Policy AW1** confirms that residential proposals will be expected to contribute to meeting local housing needs by providing affordable housing.
- **Policy AW2** advises that development proposals on non-allocated sites will only be supported in sustainable locations which would not unacceptably conflict with surrounding uses and have good access to key services and facilities.
- **Policy AW4** confirms that contributions towards new or improved works may be sought in respect of a number of facilities including affordable housing, recreation facilities and highway works.
- **Policy AW5** sets out criteria for new development in relation to amenity and accessibility and requires the development to have no unacceptable effect on the character and appearance of the site or surrounding area, no significant impact on the amenities of neighbouring occupiers and to be accessible to the local and wider community by sustainable modes of transport and not exacerbate existing traffic congestion.
- **Policy AW6** requires development to involve a high-quality design and to reinforce attractive qualities, including that they include an efficient use of land, especially higher density residential development on sites in proximity to local amenities and public transport.
- **Policy AW8** permits development only where it would not cause harm to locally designated sites or features of importance to landscape and nature conservation and that proposals demonstrate measures for the mitigation and compensation of potential impacts.
- **Policy AW10** advises that development will not be permitted where it would cause a risk of unacceptable harm to health or local amenity due to various risks including noise, contamination or instability.
- **Policy NSA2** proposals for residential development within Key Settlements including Mountain Ash will be permitted, subject to it being of a high standard of design and integrating positively with existing development.

NSA10 states that proposals for residential development will be permitted where the net residential density is a minimum of 30 dwellings per hectare.

- **Policy NSA11** requires the provision of at least 10% of affordable housing on sites of 10 units or more.

Planning Policy Conclusions

- 4.19 To summarise, a number of key policy themes are relevant to the proposed development, including:

- Residential development on the application site is supported in principle through the site's location, being within the settlement boundary of the RCT LDP.
- The Valleys is identified as part of a National Growth Area, which will be the main focus for growth and investment in the South East region.
- Planning policy at all levels seeks appropriate provision of affordable housing within development to contribute to the creation of socially mixed communities.
- New proposals should encourage the use of sustainable transport options and accessibility for all.
- Design quality is an integral part of the planning process. Planning policies at all levels promote high quality inclusive design in the layout of new developments and individual buildings in terms of function, accessibility and impact to achieve and deliver sustainable development.
- New housing and residential environments should be well designed and where possible, enhance the landscape.

5. Planning Assessment

- 5.1 This section provides an assessment of the proposed development with reference to the planning history and planning policy context provided in previous sections, amongst other things. It focuses on the suitability of the site to accommodate the proposed development, the benefits of the development and specific issues associated with the suitability and deliverability of the application proposals.

Principle of Development

- 5.2 The site is located within the settlement boundary, where development is normally permitted subject to assessment against relevant policies. The site is not specifically allocated for any particular use. The principle of redeveloping the site for residential use has been previously established through the grant of both planning permission references: 18/0449/10 and 15/1309/10, and there have been no material change in circumstances since the latest approval was given. It should be noted that planning permission ref: 18/0449/10 remains extant.
- 5.3 The site relates to a vacant parcel of brownfield land located centrally within the Key Settlement of Mountain Ash. The site is located in a highly sustainable location, being within walking distance to bus stops, Mountain Ash train station and a range of services and facilities in the town centre. The development would therefore make use of an otherwise vacant parcel of land in a highly sustainable location, satisfying Policies AW2 and AW5 of the LDP.
- 5.4 The proposal will also provide much needed accommodation for older persons in the area. The proposal includes accessible bungalows for the over 50's along with specialist dementia care and extra care accommodation. The scheme which ensures that a range of needs are provided for, and residents can move within the development as their needs change.
- 5.5 The principle of residential development on the site has therefore been established and remains acceptable, subject to other materials considerations which are considered in turn below.

Design and Layout

- 5.6 The proposed design has been established following a detailed assessment of the site and surrounding area. The supporting plans and documents demonstrate that the development has been designed to be sensitive to its location, creating a high-quality residential environment built around, and integrated with, the surrounding context.
- 5.7 The 15no. en suite care beds and 25no. extra care beds are arranged across all three floors of the proposed care home building. The third storey is essential to minimising the building footprint and therefore allowing the garden area to be maximised and to allow sufficient open space for the sustainable drainage arrangement. The communal space is considered best located at ground floor level, allowing direct access to the garden for residents.

- 5.8 The open areas are set out to provide secure garden areas with brick and rail fencing to 1.8m high to the areas surrounding the building. The area will be landscaped with rain gardens patios, raised planters, vegetable planters, potting shed and greenhouse, numerous seating areas along a path, which in places will be bounded by landscaped beds and sensory plants.
- 5.9 The central open area will also be landscaped using more robust planting with the use of trees, shrubs and grasses. There will also be numerous opportunities for residents to sit and enjoy the near landscape or the distant views. The routing arrangement within the central zone is intend also to allow good accessible connection between the bungalows and the main building, which is intended to engender further community networking.
- 5.10 The accompanying Design and Access Statement (DAS) and other illustrative material, submitted in support of the application set out further details on the proposed design and should be read in conjunction with this statement.

Amenity

- 5.11 The proposed design and layout of the development has been carefully considered in order to ensure that there would be no significant impact on the amenity of neighbouring properties.
- 5.12 The existing properties to the west of the site, along Bryn lfor, sit at a significantly higher ground level to the site. The site section plan provided demonstrates that the three storey care building would be situated sufficient distance away from those properties with the roof of the building being roughly in line with their ground floor accommodation. As such, the development would not result in any adverse loss of outlook or in any overshadowing that would be detrimental to the amenity of those properties.
- 5.13 To the north, existing properties at the periphery of the site would also have views of the proposed development. However, the buildings would be sited a sufficient distance away to ensure no adverse impact. Furthermore, the northern part of the extra care building would be reduced to two-storey, further limiting any potential impact. The most south-eastern part of the building would be reduced to single storey to reduce any potential impact upon existing properties in Parc Gwernifor.
- 5.14 The bungalows located to the east of the site have been carefully positioned within the site to ensure appropriate separation distances with neighbouring properties. The single storey scale of the units also limits any potential amenity impact and ensures appropriate relationships with the neighbouring properties.

Flood Risk and Drainage

- 5.15 A Flood Consequence Assessment and Drainage Strategy Report has been prepared by PHG Consulting Engineers and is submitted alongside the planning application. The report confirms that the site is located within Flood Zone A – Areas considered to be at little or no risk of fluvial or tidal/coastal flooding.

- 5.16 The report concludes that the development would not increase flood risk elsewhere and attenuation will be designed for events up to and including the 1in100yr with a 40% allowance for climate change. Flows from the site will be restricted to Qbar Urban with a betterment of 45% and discharge into the existing culvert running along the site boundary adjacent to Darran Road.
- 5.17 SUDS features proposed within the scheme include attenuation cells under the public open space, rain garden and permeable paving sub-base.
- 5.18 Foul water generated by the development will connect into the existing combined water sewer. The CCTV survey has confirmed that the condition of existing connections is suitable to make the connection. The topography of the site will allow a gravity connection to be made without the need to use the pumping station.
- 5.19 The proposed development is therefore confirmed to be suitable in relation to flood risk and drainage.

Ground Conditions

- 5.20 Geotechnical and Geoenvironmental Report and a Remediation Strategy have been prepared by Terra Firma and accompany this application.
- 5.21 The Geotechnical and Geoenvironmental Report found a number of contaminants at concentrations above their respective human health threshold levels. These substances include Arsenic, Chromium VI, Lead, Naphthalene, Fluorene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(a)pyrene, Dibenzo(ah)anthracene, and PCBs. Additionally, asbestos was detected at a single location and within the rubble mounds. An underground fuel storage tank was also identified within the site.
- 5.22 Given the level of contaminants on the site, the Remediation Strategy identifies a number of remedial steps that are required to render the site fit for its intended use. In summary, this includes the following:
- Removal of the underground tank and any impacted soils and perched waters
 - Removal of impacted material during site strip / preparation
 - Capping system to be installed across the site and should comprise buildings and hard standing. In garden areas and soft landscaping, 600mm of suitable clean top soil should be placed over a no dig barrier.
 - Installation of ground gas protection system.

Ecology and Trees

- 5.23 A Preliminary Ecological Appraisal has been prepared by East Ecology to accompany the application. The PEA found that the habitats recorded were semi-natural broadleaved woodland, small areas of neutral grassland and stone walls. The main habitats affected by the proposals are the woodland and grassland. There was habitat suitable for

moderate to high numbers of common reptiles as well as hedgehog. The mature trees and high stone wall may contain features suitable for bat roosting.

- 5.24 A subsequent Bat Potential Roost Assessment and Reptile Survey has been undertaken to accompany the application. The report confirms that no reptiles were found on the site during the survey and are thought to be absent. The boundary wall and trees on site were found to be largely unsuitable for bat roosting with the exception of one ash tree with a small feature potentially suitable for bat roosting. This tree will be retained as part of the landscaping design.
- 5.25 A Tree Survey was undertaken by Treescene to accompany the application submission. The report confirms that a total of 23 trees and groups of trees were surveyed. Of these trees, 16 were identified as being Category C, which is described as those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. The remaining 7 trees were identified as Category U, meaning that they are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- 5.26 The accompanying Arboricultural Impact Assessment (AIA), prepared by Treescene confirms that Trees T12, T13, T14, T15, T16, G18 and T20 are recommended for removal in the Tree Survey due to poor quality (U category). These are all trees infected with Ash Dieback Disease (*Hymenoscyphus fraxineus*). A number of low quality category C trees are proposed for removal to accommodate the development layout.
- 5.27 The report concludes that the tree loss focuses on the clearance of low quality trees in the interior of the site to create the site access/internal roads as well as to create space to install the various plots. Extensive new tree planting within the site is proposed thus mitigating any tree loss and contributing to an enhancement of the local tree stock as a result of the proposed development.

Green Infrastructure Statement

- 5.28 Soltys Brewster Ecology have prepared an Ecological Appraisal and Green Infrastructure Statement (GIS) and this accompanies the application. The report sets out the proposed development's response to the updated guidance provided in PPW Chapter 6, relating to biodiversity.
- 5.29 The GIS demonstrates the green infrastructure provided on site and the step-wise approach followed, as set out in PPW. The GIS draws on detail already set out in the supporting ecological reports and assessment, arboricultural report and landscape plans prepared for the application.
- 5.30 The GIS confirms that the majority of the vegetation will need to be removed due to the contamination present on the site and remediation required to be undertaken (including fuel tank removal and a clean cap to provide 600mm coverage across the site). A combination of habitat retention along the eastern embankment and mitigation measures and enhancements associated with the development is intended to deliver a positive biodiversity outcome for the site. The creation and management of a range of grassland, scrub/trees and rain gardens will provide a variety of features across the site with species specific provision for nesting birds and roosting bats. This approach is

considered consistent with the requirements set out in the Environment (Wales) Act, 2016 and Planning Policy Wales.

Transport and Accessibility

- 5.31 A Transport Statement (TS) and Travel Plan have been prepared by Glanville Transport to accompany the planning application.
- 5.32 The TS confirms that vehicular access to the scheme is proposed at Darran Road via a priority junction arrangement. Improvements to the existing junction have been designed on a topographical survey base and visibility splays are provided in accordance with the recorded 85th percentile vehicle speeds, and the gradients on Darren Road to the nearside kerb looking to the right and left when egressing the site.
- 5.33 The report concludes that the location of the site provides suitable opportunities for future residents, staff and visitors to travel to and from the redevelopment site by sustainable transport modes. Furthermore, the proposed parking provision is appropriate to serve the proposed redevelopment. It is also demonstrated that vehicles can access the spaces on site and enter and exit the site in a forward gear.
- 5.34 The TS concludes that the forecast trip generation will be so low as to be considered immaterial, and it will not result in a severe impact on the operation of the local highway network or result in any unacceptable highway safety issues.

Heritage

- 5.35 A review of Cadw's online maps shows that there are no listed buildings or scheduled monuments located on or adjacent to the site. The closest designated asset to the site is located approximately 300m north of the site, namely, the Mountain Ash Workman's Club and Institute (Cadw ref: 80904), a Grade II listed building. Given the distance between the site and the listed building, it is not considered that the proposals will have any significant heritage impacts.

Noise

- 5.36 Inacoustic has prepared a Noise Assessment Report to accompany the application.
- 5.37 The suitability of the site to provide for a residential care development has been assessed, based on the measured sound levels. These levels indicate that noise is not a determining factor in the design of the residential development, with no mitigation measures required to ensure that satisfactory acoustic conditions are met, in accordance with the steering principles of BS8233.
- 5.38 Accordingly, it is considered that noise is not a significant factor at the site and therefore does not present a constraint to the proposed development of the site for residential care use.

6. Conclusions

- 6.1 This Planning Statement is submitted on behalf of Linc Cymru Association (part of the Pobl group) to support a full planning application for the development of specialist residential accommodation for older persons on land off Darran Road, Mountain Ash.
- 6.2 This Statement demonstrates that the site is located in a suitable location for new residential development. The principle of redeveloping the site for residential use has been previously established through the grant of both planning permission references: 18/0449/10 and 15/1309/10, and there have been no material change in circumstances since the latest approval was given. Therefore, the principle of residential development has been firmly established at the site.
- 6.3 The proposed development would make beneficial use of otherwise underutilised, brownfield land located in a highly sustainable location. It would also provide much needed specialist residential care accommodation for the local population.
- 6.4 The proposed plans demonstrate that the site is capable of being developed in response to planning policy with no detriment to the character of the site or the surrounding area, and that the amount of development proposed is appropriate. It will result in an attractive scheme, which delivers a high-quality development which relates positively to the neighbouring dwellings.
- 6.5 The site is currently subject to contamination and the proposed remediation strategy includes the need to remove an underground fuel tank and clean cap the site with 600mm of topsoil, which will require the removal of the majority of the low-value on-site vegetation. Appropriate mitigation and enhancement will be provided, which will deliver a positive biodiversity outcome for the site. The creation and management of a range of grassland, scrub/trees and rain gardens will provide a variety of features across the site with species specific provision for nesting birds and roosting bats.
- 6.6 The application is supported by a comprehensive set of supporting plans and documents, which demonstrate that there are no significant technical constraints that would prevent the development of the site for the proposed use.
- 6.7 This Planning Statement clearly demonstrates that the scheme, as presented, complies with the relevant national and local planning policies to which material weight can be attributed.
- 6.8 Specialist residential development on land off Darran Road, Mountain Ash is therefore considered acceptable, and accordingly, planning permission should be granted.

**Appendix 1: Extract of Rhondda Cynon Taf's LDP
Proposals Map**



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