

Our ref.:1754/CL1

31<sup>st</sup> October 2018



**Rhondda Cynon Taff County Borough Council**

Sardis House,  
Sardis Rd,  
Pontypridd,  
Mid Glamorgan,  
CF37 1DU

**Application Submission – Full planning application for a 120 unit residential development, with associated landscaping and engineering works, on land of the former Blaengwawr Comprehensive School, Aberaman, Aberdare.**

On behalf of my client, Davies Homes Ltd, I enclose a full planning application for a 120-unit residential development, including 10% affordable provision on the site of the former Blaengwawr Comprehensive School, Aberaman, Aberdare.

The supporting information accompanying this application comprises the following:

- Application Forms and ownership certificates
- Location Plan. (Hammond Arch)
- Proposed Site layout, External Works and House Finishes. (Hammond Arch)
- House Types, Garages and Enclosure Details. (Hammond Arch)
- Street Scenes and Cross Sections. (Hammond Arch)
- Topographical Survey (3 Point Surveys)
- Design and Access Statement (Hammonds Arch)
- Drainage Strategy Report and associated drawings (QuadConsult)
- Site Investigation Report (Integral Geotechnique)
- Transport Statement (IMA Transport Planning)
- Travel Plan (IMA Transport Planning)
- Soft Landscape Strategy (WYG)
- Landscape Planting Plans (WYG)
- Soft Works Specification (WYG)
- Tree Survey and Protection Plan (Alder Ecology)
- Ecology Report (Alder Ecology)
- PAC Consultation Document

A cheque for the sum of £26,000 Made payable to Rhondda Cynon Taf County Borough Council has been sent under a separate cover as payment of the requisite application fee.

The application site is being purchased by our Client Davies Homes Ltd subject to satisfactory planning permission from Rhondda Cynon Taf County Borough Council.

The site covers 4.49ha and comprises the site and playing fields of the former Blaengwawr Comprehensive School following relocation to the Sobell Site.

This site lies within an established urban area and in close proximity to the communities of

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Hirwaun, Aberdare, Cwmbach, Mountain Ash and Abercynon, and as such is well provided for in terms of public transport by both bus and rail, and existing primary and secondary education opportunities. The location and distribution of these facilities are recorded in the Transport Statement (IMA) which accompanies this submission.

The submitted housing layout comprising this application is the culmination of meetings and discussions with the Local Planning Authority as part of an informal Pre-Application inquiry. The submitted layout plan highlights that the residential development is to be built at an appropriate density commensurate with the constraints of the site.

This proposal has adopted an integrated approach to its urban and landscape design and the transport infrastructure has informed the site layout plan. The aim of this and any residential development is to create a well thought out, sustainable development which ensures a harmonious relationship with adjacent land uses, landscape and highway infrastructure, whilst complementing the existing character of the surrounding areas. The proposed layout aims to deliver a pleasant living environment for future occupants within a legible layout of streets and open spaces.

The site's is situated in a sustainable location, where there is a housing land supply deficit, together with full policy compliance, should we believe form significant material considerations which weigh firmly in favour of this development proposal.

We look forward to receiving confirmation of registration of the application, and to receiving a positive determination. In the meantime, please contact us if you require any additional information regarding the proposal.



Yours sincerely,

Paul Collins  
Enc.

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