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**Subject** MIMWEP - RCT Schools Planning Summaries

**Date** 14 October 2021

**Job No/Ref**

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## Llanilltud Faerdref Primary School

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This note comprises a high-level summary of the Planning Statement for the Llanilltud Faerdref Primary School redevelopment.

### Overview

The application seeks full planning permission from Rhondda Cynon Taf County Borough Council (RCTCBC) for the redevelopment of the Llanilltud Faerdref Primary School site to develop a new primary school.

In summary, the planning application seeks consent for the following proposed works:

- Demolition of the existing school buildings;
- Construction of a new single storey school building, to include classrooms for primary and nursery pupils, “heartspaces”, administrative spaces, main hall and kitchen;
- External areas and facilities, to include landscaped areas, an amphitheatre and hard and soft playgrounds;
- 2no. MUGAs courts;
- 1no. car parking area with capacity for 23no. car parking spaces and 10% electric vehicle charging provision;
- 32no. cycle parking spaces / storage units;
- Refuse and waste collection;
- Landscaping; and
- Sustainable Urban Drainage Systems (SUDs).

It is anticipated that, subject to successful planning consent, the development would be delivered in time for the target opening date of September 2023

### Need for development

The existing school is within an area of rapid housing development and requires investment to become fully accessible and brought up to a 21st Century Schools’ standard. By providing a new school building and supporting facilities, the proposed development would deliver space for 270 pupils aged 3-11 (240 pupils, plus 30 nursery places).

### Site context

The application site for the proposed development comprises the grounds of Llanilltud Faerdref Primary School, which is located to the east of St. Illtyds Road, just off the B4595 which provides the main route through Church Village.

The site is not covered by any significant statutory designations related to the environment, historic landscape, landscape or ecology designations, and these are also not present immediately adjacent to the site.

The site is also located within a high-risk development area for coal risk however site surveys and assessments conducted in June 2021 have concluded that no risks were present on-site. The site has a low flood risk probability. It is considered that overall, the site has low environmental sensitivity and is suitable for development.

### **The pre-application process**

From the outset, a collaborative approach has been adopted for the pre-application process, engaging with both key stakeholders and the local community. RCT's Planning department and technical consultees, including highways and the Sustainable Urban Drainage System (SUDS) officer, have been consulted with throughout design development and preparation of the planning application.

### **Planning assessment**

The Planning Statement details in full the planning assessment against key policy considerations of the proposed development use; design; sustainability and climate change; transport and access; residential amenity; noise; biodiversity and nature conservation; landscape and trees; flooding; ground conditions; utilities and waste.

The proposals are considered to be in overall accordance with the local and national policy (the Local Development Plan, Future Wales, Planning Policy Wales) as a whole. Overall, the proposed development would deliver a new Net Zero carbon in operation facility on an existing school site providing many positive benefits as identified within the planning assessment and therefore planning permission should be granted.