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**Subject** MIMWEP - RCT Schools Planning Summaries

**Date** 14 October 2021

**Job No/Ref**

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## Penygawsi Primary School

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

### Overview

The application seeks full planning permission from Rhondda Cynon Taf County Borough Council (RCTCBC) for the redevelopment of the Penygawsi 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;
- Provision of a Net Zero Carbon in operation school including nursery and primary provision;
- 1no. main school building – organised over two storeys, to include classrooms, “heartspaces”, administrative spaces, main hall and kitchen;
- External areas and facilities, to include landscaped areas, hard and soft playgrounds, amphitheatre space; trim trail and orchard;
- 1no. Multi Use Games Area (MUGA), comprising 2no. courts;
- 1no. grass football pitch;
- 1 no. car parking area with capacity for 26no. car parking spaces and 2no. disabled persons spaces and 10% electric vehicle charging provision;
- 22no. covered Sheffield cycle stands; and
- Refuse and waste collection facilities.

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 a total of 355 pupils aged 3-11 (310 pupils plus 45 nursery places).

### Site context

The application site for the proposed development comprises the grounds of Penygawsi Primary School, Llantrisant, Pontyclun, CF72 8PZ.

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. Site assessments recommended further ground investigation to determine the presence of voids/worked ground beneath the site. This has been incorporated into the scope of the ongoing ground investigation at the site.

The majority of the application site is located within Flood Zone 1, classified as low flood risk. However, the north west corner of the site is located within both Surface Water and Small Watercourses Flood Zone 2 and Flood Zone 3. The potential for this flood risk would be managed through design proposals and through consultation with RCT, technical consultees and other stakeholders, including Natural Resources Wales (NRW). It is considered that overall, the site therefore 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.