
Subject MIMWEP - RCT Schools Planning Summaries

Date 14 October 2021

Job No/Ref

Pontyclun Primary School

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

Overview

The application seeks full planning permission from Rhondda Cynon Taf County Borough Council (RCTCBC) for the redevelopment of the Pontyclun 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, an outdoor canopy, outdoor seating, hard and soft playgrounds and a potential trim trail;
- 1no. Multi-Use Games Area (MUGA), comprising 2no. courts;
- 2no. car parking areas with capacity for 43no. car parking spaces, including 2no. disabled persons spaces and 10% electric vehicle charging provision;
- 30no. covered Sheffield cycle stands;
- Refuse and waste collection facilities; and
- Erection of two temporary accommodation buildings, to host 12no. classrooms during construction, organised over two storeys.

It is anticipated that, subject to successful planning consent, the development would be delivered in time for the target opening date in Autumn 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 540 pupils aged 3-11 (480 pupils, plus a 60-place nursery).

Site context

The application site for the proposed development comprises the grounds of the Pontyclun Primary School, Palalwyf Avenue, Pontyclun CF72 9EG. The site is located to the south of Cowbridge Road (A4222), which provides the main route through Pontyclun north to south.

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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 not located within a high-risk development area for coal risk; and 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.